

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 23 April 2019**

Members Present:

Chairman Matthew Brown (MBr)
Members Bryan Urbick (BU)
 Catherine Hall (CH)
 Mary Bulmer (MBu)
 Debbie Gee (DG)
 John Wills (JW)

Officers Present:

Assistant Clerk Mike Ward (MW)

No members of the public were present

19/1 To receive apologies for absence.

Lawrie Reavill (LR)
David Brooker (DB)

19/2 To receive any declarations of interests

None declared

19/3 Public Forum

No members of the public were present

19/4 To approve minutes of the meeting held on Tuesday 26 March 2019

Resolved: That the minutes be approved and signed by the Chairman.

19/5 Matters arising from those minutes not elsewhere on the agenda

None

19/6 To review the following Applications:

- 1 P19/S0538/FUL** – Land to rear of Cleeve Cottages Icknield Road Goring RG8 0DG – Variation of condition 1 (approved plans) of application P18/S2308/RM. As clarified by revised drainage strategy received 8 March 2019 and as amended by drawing no 3164-225U to address tree impact concerns. It was noted that the Neighbourhood Plan called for 14 dwellings to be built on this site, whereas planning permission had only been granted for 10. Now that the plan has passed examination it has increased weight and this should be highlighted in the Council's response.
Resolved: That GPC has **No Objections but with comments:** The plans only allow for 10 homes, yet the emerging neighbourhood plan specifies 14 homes on this site. The plans should be revised accordingly.

- 2 P19/S5040/FUL** – Bromsgrove (a.k.a. Broomgrove) Croft Road Goring RG8 9ES – Demolition of existing attached triple garage and replacement with a detached triple garage, proposed railings to the front of the existing dwelling. Erection of a new 5-bed dwelling with linking garage on land to the rear. (As amended by drawings accompanying email from agent received 4 April 2019 removing dormer windows on the south elevation of the triple garage and replacement with roof lights). It was agreed that the comments given in the Parish Council's previous response should be repeated.

Signed:

D. Brooker

Dated: 28 May 2019

Resolved: That GPC has **No Objections but with comments:** should have the condition that the garage must not be used for residential or business purposes.

- 3 P19/S1050/HH** – 21 Clevedon Goring RG8 9BU – Single storey rear extension with internal alterations. It was noted that the plans include a balcony but it does not appear to be overlooking other properties.

Resolved: That GPC has **No Objections**

- 4 P19/S1163/HH** – 3 Lower Bungalows Middle Springs Goring RG8 0DX – Single storey rear extension with driveway and fenestration alterations

Resolved: That GPC has **No Objections**

- 5 P19/S1246/FUL** – Unit 4 The Arcade High Street Goring RG8 9AY – Change of use of Unit 4 to Pilates/Yoga Studio (Class D2)

Concern was expressed that clients should not be inappropriately attired considering the open nature of the unit and that the loss of a retail outlet would exacerbate the increasingly dormant appearance of the Arcade. This could undermine the proposed Strategic Project for the Arcade in the emerging Neighbourhood Plan.

Resolved: That GPC **Objects for the following reasons:** Loss of another retail unit in the Arcade could be in conflict with the proposed Strategic Project in the emerging Neighbourhood Plan.

19/7 To note the following SODC Decisions:

- 1 P18/S3348/HH** – East Cottage Reading Road Goring RG8 0LL – Installation of Solar PV array in garden (GPC No Objections) **Granted**
- 2 P19/S0505/HH** – 6 Whitehills Green Goring RG8 0EB – Single storey porch extension, part single storey rear kitchen/bedroom extension with internal alterations (GPC No objections) **Granted**

19/8 To note the following applications for discharge of conditions

1 P19/S0643/DIS 10 Heron Shaw Goring RG8 0AU - Discharge of condition 3 - materials on application ref P18/S1166/HH. Proposed 2 storey side and single storey rear extension following demolition of attached garage and sun-room.

2 P19/S0790/DIS Primrose Cottage Fairfield Road Goring RG8 0EU - Discharge of condition 4 - tree protection on application P18/S3965/HH. Proposed oak framed garage building using existing access.

3 P19/S0924/DIS 14 Heron Shaw Goring RG8 0AU - Discharge of condition 3 (materials) on application P18/S1322/HH. Proposed addition of a tiled pitched roof over an existing front porch/lounge continued over front of existing attached garage.

4 P19/S0946/DIS 9 Elmcroft Goring RG8 9EU - Discharge of condition 4 (tree protection) on P18/S3518/HH. (Single storey rear and side extension)

19/9 To note the outcome of the licensing application for The Swan Hotel, Streatley, West Berkshire Council

It was noted that the licensing application as granted was not as bad as it was feared it could be. MBr was thanked for attending the hearing and presenting the case on behalf of the Parish Council.

19/10 To review planning applications and decisions reported by West Berkshire Council

None of interest to GPC received.

19/11 Affordable Housing:

Discussions with SODC concerning receipt by SODC of £111,327.42 for affordable housing not yet held.

Resolved: BU to contact Paula Fox to arrange a meeting – action carried forward.

Signed:

D. Brooker

Dated: 28 May 2019

19/12 To review CIL status / payments

It was noted that an additional levy of £171 had been received in respect of the late payment of CIL against P16/S2687/FUL (Cedar Wood Cottage Elvendon Road).

19/13 To consider requesting SODC to issue enforcement notices for the following:

Apparent business activity at 3 Lockstile Way Goring

Resolved: BU to arrange a meeting with the relevant SODC/OCC officers – action carried forward.

19/14 To note reports of action by SODC in respect of enforcement notices:

- 1 **S18/671** Mulberry Croft Limetree Road Goring: Without planning permission the erection of a fence over 1 metre high adjacent to a highway. 'Case closed: not expedient'
- 2 **S18/676** Nuns Acre Boathouse Thames Road Goring: Without planning permission operations to construct a cesspit/septic tank adjacent to the river. Status as at 15.04.19: Site visited 01.04.19. 'Investigation'.
- 3 **S19/47** 1 Springhill Road Goring on Thames RG8 0BY: Fence adjacent to a highway in excess of one metre in height. Status as at 15.04.19: Site visited 26.02.19. 'Monitoring'
- 4 **S19/51** Hartswood Manor Road Goring on Thames RG8 9EN: Without planning permission the material change of use of land obstruction of a footpath and erection of fence. Status as at 15.04.19: Site visited 26.02.19 Letter sent 04.03.19. 'Monitoring'
- 5 **S19/59** Haydown Elvendon Road Goring RG8 0DT: Without planning permission the erection of an outbuilding outside the residential curtilage. 'Case closed: not expedient'.
- 6 **S19/161** Land to the rear of dwellings in Long Meadow and Manor Road Goring RG8 9EG: Without planning permission the material change of use of land from agriculture to residential land. Status as at 15.04.19. 'Investigation'.

All were duly noted.

19/15 Assets of Community Value

- 1 **Resolved:** That the Parish Council would seek to register The Miller of Mansfield as an Asset of Community Value.
- 2 It was noted that applications to register The Leatherne Bottel, The Catherine Wheel and The John Barleycorn were currently in progress.

19/16 To consider correspondence received

None

19/17 Matters for future discussion

None

19/18 Next meeting confirmed as Tuesday 28 May 2019

MBu offered her apologies for absence as she would not be able to attend the next meeting.

The Chairman declared the meeting closed at 20.10 hrs.

Abbreviations (where used):

CIL	Community Infrastructure Levy	GPC	Goring on Thames Parish Council
NP	Neighbourhood Plan	OCC	Oxfordshire County Council
SODC	South Oxfordshire District Council		

Signed:

D. Brooker

Dated: 28 May 2019