

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 25 June 2019**

Members Present:

Chairman Matthew Brown (MBr)
Members Mary Bulmer (MBu)
 Kevin Bulmer (KB)
 John Wills (JW)

Officers Present:

Assistant Clerk Mike Ward (MW)

One member of the public was present

19/38 To receive apologies for absence.

David Brooker (DB), Bryan Urbick (BU), Catherine Hall (CH), Debbie Gee (DG) and Lawrie Reavill (LR)

19/39 To receive any declarations of interests

KB and MBu declared non pecuniary interests 6.3 and 6.11 so would not participate in an discussion of the applications.

19/40 Public Forum

No issues raised.

19/41 To approve minutes of the meeting held on Tuesday 28 May 2019

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

19/42 Matters arising from those minutes not elsewhere on the agenda

None

19/43 To review the following Applications:

- 1 P19/S1050/HH** –21 Clevedeme Goring RG8 9BU – Single storey rear extension with roof terrace above and internal alteration (balustrade to the roof terrace will be glazed) (as amended by drawings received 31 May 2019, to remove the proposed roof terrace and side access staircase and the addition of 2 high level windows to both side elevations.
It was noted that the previous application included stairs, which the neighbours object to. The stairs have been removed from this application.
Resolved: That GPC has **No Objections**.
- 2 P19/S1599/HH** – Greenways Farm Road Goring RG8 0AB – Proposed ground and first floor side extension.
It was noted that although the property overlooks a property in Lockstile Way this is not significantly any different from the current situation.
Resolved: That GPC has **No Objections**.
- 3 P19/S1612/HH** – Bridge House Thames Road Goring RG8 9AH – Addition of new boundary garden wall to front of property.
KBU and MBu declared an interest and did not participate in any discussion.
Resolved: That GPC would make **no comment** on this application.

Signed:

Dated: 23/07/2019

- 4 **P19/S1650/HH** – 9 Holmlea Road Goring RG8 9EX – Single storey side extension and new dormer to extend existing bathroom.
Resolved: That GPC has **No Objections**.
- 5 **P19/S1696/HH** – 22 Clevedmeade Goring RG8 9BU – Proposed single storey rear and side extension with internal alterations.
Resolved: That GPC has **No Objections**.
- 6 **P19/S1699/FUL** – The Pavilion Thames Road Goring RG8 9AH – Demolition of existing dwelling and construction of replacement dwelling and garden room – variation of conditions 2 (approved plans), 4 (landscaping), 5 (arboricultural), 6 (FRA), 7 (buffer zone), 8 (landscape management), 9 (surface water drainage), 10 (foul water drainage) and 11 (bat survey) of planning permission P18/S1983/FUL to vary the wording of condition 4,5,6,7,9 and amend the designs of other conditions.
The committee felt these were technical matters which they could not comment on.
Resolved: That GPC would make **no comment** on this application.
- 7 **P19/S1832/FUL** – 2 Elvendon Road Goring Reading RG8 0DU – Demolition of existing boiler showroom and erection of two new semi-detached dwellings and associated external works.
Resolved: That GPC has **No Objections**.
- 8 **P19/S1834/HH** – Beechwood House Elvendon Road Goring RG8 0DT – Existing rear elevation dormer windows (2) are to be extended forward by 450mm allowing cill level to be dropped to a normal level. Hip roof changed to provide space to add extra glazing above to provide better daylight to bedroom. 1 small velux window added to match the existing.
Resolved: That GPC has **No Objections**.
- 9 **P19/S1853/HH** – Linwood Limetree Road Goring RG8 9EY – Demolition of existing dwelling and the erection of a replacement dwelling with integral garage. Modification of existing access with entrance gates.
The Committee felt that although it is difficult to compare the size of the dwelling with the existing one, it seems very large compared to those next to it, and over-sized compared to the plot size.
Resolved: That GPC **Objects for the following reasons:** Out of keeping with the plot size and other properties in the same road: overdevelopment.
- 10 **P19/S1870/HH** – Byfield 47 Gatehampton Road Goring RG8 0EN – 2-storey side extension plus the conversion of the rear hip into a gable end, removal of chimney and internal alterations to ground and first floors.
Resolved: That GPC has **No Objections**.
- 11 **P19/S1706/HH** – Hillcrest 37 Springhill Road Goring RG8 0BY – Proposed wooden Yurt in rear garden. KBU and MBU declared an interest and did not participate in any discussion.
Resolved: That GPC has **No Objections**.

19/44 To note the following SODC Decisions:

- 1 **P19/S0336/FUL** – The Boathouse High Street Goring RG8 9AB – Demolition of existing fire damaged dwelling and boathouse. Application for replacement dwelling out of the floodplain. (As amended by drawings received 20 March 2019). (GPC No Objections but with comments) **Granted**

- 2 **P19/S0538/FUL** – Land to the rear of Cleeve Cottages Icknield Road Goring-on-Thames RG8 0DG – Variation of condition 1 (approved plans) of application P18/S2308/RM and revision to drainage strategy detailed in condition 7 of P16/S3001/O and approved under P18/S3811/DIS. As clarified by revised drainage strategy received 8 March 2019 and as amended by drawing no 3164-225U to address tree impact concerns. As further clarified by revised AMS and TPP received on 2 May 2019. Approval for reserved matters (layout, appearance, landscape and scale) pursuant to outline application P16/S3001/O for the erection of up to ten dwellings with associated parking and amenity space. (GPC No Objections but with comments) **Granted**
- 3 **P19/S1097/HH** – 2 Long Meadow Goring RG8 9EG – Continuation of existing flat roof rear extension along remainder of rear of property. (Additional flood risk information received 13 June 2019) (GPC No Objections) **Granted**
- 4 **P19/S1163/HH** – 3 Lower Bungalows Middle Springs Goring RG8 0DX – Single storey rear extension with driveway and fenestration alterations. (GPC No Objections) **Granted**
- 5 **P19/S1211/HH** – 2 Grange Close Goring RG8 9DY – 1. Demolish conservatory and build single storey extension to rear of existing dwelling. 2. Build single storey extension to west side of existing dwelling. (As confirmed by additional flood risk information received 11 & 13 June 2019). (GPC No Objections but with comments) **Granted**
- 6 **P19/S1314/HH** – 30 Elvendon Road Goring RG8 0DU – Proposed first floor loft conversion including new roof over. (As amplified by drawings accompanying email from agent received 24 May 2019 showing parking provision). (GPC No Objections but with comments) **Granted**

All were noted.

19/45 To note the following applications with amended details

- 1 **P18/S2900/FUL** – 3 Elmcroft Goring RG8 9EU – Erection of 2 dwellings (as amended by noise assessment received 12th November 2018, further arboricultural and acoustic fence information received 27th March 2019 and revised plans and tree protection information received 4th June 2019) **(GPC Objections to the original application still stand)**

Noted.

19/46 To review planning applications and decisions reported by West Berkshire Council

None of interest to GPC received.

19/47 Affordable Housing:

Discussions with SODC concerning receipt by SODC of £111,327.42 for affordable housing not yet held. BU stated that Ashcroft (Icknield Road) would also generate approx. £320,000 so the total was now nearly £500,000

Resolved: BU to contact Paula Fox to arrange a meeting to discuss the approx. now £500,000 – action carried forward.

19/48 To review CIL status / payments

No change since last month.

19/49 Report of apparent business activity at 3 Lockstile Way Goring

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

Signed:

Dated: 23/07/2019

19/50 To note reports of action by SODC in respect of enforcement notices:

- 1 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 19.06.19: Site visited 01.04.19. 'Investigation' (no change from last month)
- 2 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 19.06.19: Site visited 26.02.19. 'Monitoring'. (Awaiting outcome of planning application P19/S1138/HH)
- 3 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 19.06.19: 'Investigation' (no change from last month)
- 4 S19/308** Waterfield Cottage Manor Road Goring RG8 9EN: Without planning permission erection of as timber building. Status as at 19.06.19: 'Investigation'
- 5 S19/281** 4 Grange Close Goring RG8 9DY: Breach of condition 3 of planning permission P18/S1634/HH (materials don't match existing). Status as at 19.06.19: 'Investigation'

All were noted.

19/51 Assets of Community Value

It was noted that applications to register The Leatherne Bottel, The Catherine Wheel, The John Barleycorn and The Miller of Mansfield are still in progress.

19/52 To consider correspondence received

None received

19/53 Matters for future discussion

Concern was expressed that the recent planning and licencing application(s) for expansion of The Swan Hotel apparently could allow for a 400 place Conference Centre on the premises. If true, this could have severe implications for parking in both Streatley and Goring. MW to investigate and include on the agenda for the next meeting.

19/54 Next meeting confirmed as Tuesday 23 July 2019

The Chairman declared the meeting closed at 20.27 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:

Dated: 23/07/2019