

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 28 May 2019**

Members Present:

Chairman David Brooker (DB)
Members Bryan Urbick (BU)
Catherine Hall (CH)
John Wills (JW)

Officers Present:

Clerk Colin Ratcliff (CR)

Six members of the public were present

19/19 To elect Chairman and Vice-Chairman of the Committee

Resolved: That DB be elected as Chairman and MBr as Vice-Chairman

19/20 To receive apologies for absence.

Mary Bulmer (MBu), Matthew Brown (MBr), Debbie Gee (DG) and Lawrie Reavill (LR)

19/21 To receive any declarations of interests

BU and DB declared an interest in item 7.5 - therefore the committee was no longer quorate for that item.

19/22 Public Forum

The owner of 1 Springhill Road stated he had erected his fence in goodwill without knowing he required planning permission. The reason being to prevent his children straying. He felt it also made the junction and traffic views safer.

19/23 Item 7.2 brought forward, To review the following Application:

P19/S1138/HH – 1 Springhill Road Goring RG8 0BY – Retrospective application for the erection of a 1.9m fence, facing the Springhill Road and Wallingford Road sides and replace the pedestrian gate and add front five bar gate to the drive.

Concerns were expressed that allowing it would set an unwelcome precedent, that it was much higher than guidelines allowed, compounded by being in an elevated position on top of a bank and retaining wall. The garden could be fenced internally for safety. Several complaints had been received and councillors felt it was visually obtrusive.

Resolved: That GPC **Objects for the following reasons:** That the fence is visibly intrusive and obtrusive and higher than the guidelines allow, but that GPC would support a 1m high fence.

19/24 To approve minutes of the meeting held on Tuesday 23 April 2019

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

19/25 Matters arising from those minutes not elsewhere on the agenda

None

19/26 To review the following Applications:

1 P19/S1097/HH –2 Long Meadow Goring RG8 9EG – Continuation of existing flat roof rear extension along remainder of rear of property.

Resolved: That GPC has **No Objections**

Signed:

M. Brown

Dated: 25th June 2019

- 2 **P19/S1152/FUL** – Nursery Farm Gatehampton Farm Gatehampton Road RG8 9LU – Removal of existing polytunnel, Construction of traditional Oak Framed Garage/workshop and office area
Resolved: That GPC **Objects for the following reasons:** the committee agrees with the comments made by officers regarding the Conservation Area and Archaeology.
- 3 **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.
Resolved: That GPC has **No Objections but with comments** Concerned about the closeness of the side extension to the boundary
- 4 **P19/S1259/FUL** – Ross Acre Lane Between Mill Road and Bridle Way Goring RG8 0JY – Erection of a detached two-storey dwelling house and a detached double garage
Not quorate due to declarations of interests – not discussed
- 5 **P19/S1283/HH** – Gatehampton Farmhouse Gatehampton Road Goring RG8 9LU – demolition of existing garage and new garage building with basement on similar footprint. First floor glazed extension to main house.
Resolved: That GPC has **No Objections but with comments** the committee agrees with the Archaeologist's comments and wishes to flag up the proximity to a flood zone of the basement.
- 6 **P19/S1314/HH** – 30 Elvendon Road Goring Reading RG8 0DU – Proposed first floor loft conversion and extension including new roof over.
A recent amendment to the plans dated 24 May was also considered.
Resolved: That GPC has **No Objections but with comments** that this should be subject to the Highways' review.

19/27 To note the following SODC Decisions:

- 1 **P19/S0789/HH** – Rose Cottage Croft Road Goring RG8 9ES – Extension and conversion of existing garage block into auxiliary accommodation to the main dwelling house (GPC No Objections but with comments) **Granted**
Noted

19/28 To note the following applications for discharge of conditions

- 1 **P19/S1270/DIS** Fairfield River Lane Goring - Discharge of conditions 3(materials), 4(Landscaping) & 5(Arboricultural Method Statement & Tree Protection Plan) on P18/S3017/FUL. (The replacement of the existing bungalow at Fairfield, River Lane, Goring, with a new 1.5 storey house).
- 2 **P19/S1438/DIS** Land at Icknield House Icknield Road Goring RG8 0DG - Discharge of conditions 3-schedule of materials and 9- tree protection to application ref. P18/S1108/FUL. Erection of new 5-bed dwelling with detached garage and new access from highway. (As amplified by Contaminated Land Questionnaire received 10 May 2018 and amended by plans accompanying e-mail from agent received 19 July 2018 altering the position of the dwelling and hardsurfacing and amplified by supporting Arboricultural Impact Assessment dated 8 June 2018).

Both noted.

19/29 To review planning applications and decisions reported by West Berkshire Council

Signed:

M. Brown

Dated: 25th June 2019

None of interest to GPC received.

19/30

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.

19/31

To review CIL status / payments

No change since last month.

19/32

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.

19/33

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 22.05.19: 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 22.05.19: Site visited 26.02.19. 'Monitoring'. See planning application (agenda item 7.2)
- 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 22.05.19. 'Investigation' (no change from last month)

All were noted.

19/34

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 were currently in progress.

19/35

To consider correspondence received

E-mail dated 13 May 2019 from James Dowdeswell concerning 'Inappropriate and permanent signage, Goring High Street'

DB had spoken to the agents. Unit 3 was still to let, and he was assured the sign would be removed once let. The committee was not otherwise concerned about the presence or dimensions of the sign.

19/36

Matters for future discussion

None

19/37

Next meeting confirmed as Tuesday 25 June 2019

The Chairman declared the meeting closed at 20.25 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:

M. Brown

Dated: 25th June 2019