

**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 July 2019**

Members Present:

Chairman David Brooker (DB)
Members Catherine Hall (CH)
 John Wills (JW)
 Lawrie Reavill (LR)
 Sonia Lofthouse (SL)

Officers Present:

Assistant Clerk Mike Ward (MW)

Five members of the public were present at the start of the meeting and one member of the public joined the meeting part way through

19/55 To receive apologies for absence.

Matthew Brown (MBr), Bryan Urbick (BU), Debbie Gee (DG) and Mary Bulmer (MBu)

19/56 To receive any declarations of interests

None.

19/57 Public Forum

No issues raised.

19/58 To approve minutes of the meeting held on Tuesday 25 June 2019

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

19/59 Matters arising from those minutes not elsewhere on the agenda

None

19/60 Neighbourhood Plan (Agenda item 15 brought forward)

- 1 Proposal to appoint Ned Worsley and Mike Stares to be consultants for the Planning Committee on relevant planning applications with the role of providing context and guidance about the intent of the NP.**
- 2 Proposal that the Planning Committee arranges a workshop for the Planning Committee members and the former NPSG members in which they would explain what they see are key aspects, particularly the Policies.**
- 3 Proposal to appoint a NP link Councillor/Councillors from the Planning Committee to be responsible for overseeing the monitoring framework.**

Ned Worsley and Mike Stares said they would be willing to act as consultants for the Planning Committee. Following a lengthy discussion, in which a member of the public stated his opposition to this proposal, it was decided that the first stage would be to hold the workshop as per proposal 2 to which members of the public would be able to observe but not to participate in any way. It would subsequently be decided the best way to proceed with proposals 1 and 3. The member of the public presented a paper concerning a disagreement with SODC that he and a group of neighbours were having concerning GNP3.

Signed:

Dated: 27/08/2019

The Committee members considered that this was a matter for SODC and therefore did not require discussion by GPC's Planning Committee.

Resolved: Workshop to be arranged as per proposal 2, to which members of the public would be invited to observe but would not be allowed to participate in any way.

Some time after the discussion had been concluded, another member of the public joined the meeting and requested clarification over the procedure for considering planning applications in future, specifically with regards to applications relating to site GNP6. The Chairman advised that there would be no change to the procedures currently being followed, and all future applications would be advertised in the normal way.

19/61 To review the following Applications:

- 1 P19/S2102/FUL** – West Croft Cleeve Road Goring RG8 9BU – Demolition of existing dwelling house with ancillary outbuildings, parking and amenity space, landscaping, and associated works. (Agenda item 6.6 brought forward).
Ned Worsley had prepared a report noting how the application largely fitted in with the relevant parts of the neighbourhood plan. CH felt that the only reason some might find it controversial was the contemporary design, but this was not a basis for objecting to it. DB noted that a precedent had already been set by the contemporary design used in the application for the Pavilion in nearby Thames Road. Because of its prominent location within the Conservation Area it was noted that there would be a high visual impact. The Committee therefore felt that it would be better if it was set a little further back from the road, and that there should be a condition requiring the materials used to have some association with the buildings in the surrounding area.
Resolved: That GPC has **No Objections but with comments:** should be positioned a little further back from the road. The colour and texture of the proposed bricks and brick work detail should have some association with the surrounding buildings.
- 2 P19/S1152/FUL** – Nursery Farm Gatehampton Farm Gatehampton Road Oxfordshire RG8 9LU – Removal of the existing polytunnel, Construction of traditional Oak Framed Garage/workshop and office area (as amended by revised plans received on 10 July altering the design of the proposed barn).
Resolved: That GPC has **No Objections.**
- 3 P19/S1845/HH** – 1 Grange Close Goring RG8 9DY – Single storey glazed rear extension.
DBr expressed concern over the quality of the plans submitted.
Resolved: That GPC has **No Objections but with comments:** Drawings were substandard for this type of application within a conservation area.
- 4 P19/S1976/HH** – The Red House Elvendon Road Goring RG8 0DT – Two storey extension, new porch and associated works.
Resolved: That GPC has **No Objections.**
- 5 P19/S1984/HH** – Hairoun Icknield Road Goring RG8 0DG – The erection of a hardwood Orangery at first floor level.
Resolved: That GPC has **No Objections.**
- 6 P19/S2000/HH** – 7 Milldown Road Goring RG8 0BA – Replacement of single storey rear extension
Resolved: That GPC has **No Objections.**
- 7 P19/S2156/HH** – High Gable 72 Wallingford Road Goring Reading RG8 0HN – Front and rear two storey extension.

There was some discussion over parking standards and it was noted that due to its location on the main B4009 highway with a limited driveway there looked to be insufficient provision for the number of vehicles likely to be associated with a 5 bedroomed house.

Resolved: That GPC has **No Objections but with comments:** concerned there is insufficient parking provision for a 5 bedroomed house on a main road where there is no on-street parking possible.

19/62 To note the following SODC Decisions:

- 1 **P18/S2900/FUL** – 3 Elmcroft Goring RG8 9EU – Erection of 2 dwellings (as amended). (GPC Objects) **Granted**
- 2 **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). (GPC No Objections) **Granted**
- 3 **P19/S1599/HH** – Greenways Farm Road Goring RG8 0AB – Proposed ground floor and first floor side extension. (GPC No Objections) **Granted**
- 4 **P19/S1650/HH** – 9 Holmlea Road Goring-on-Thames RG8 9EX – Continuation of existing flat roof rear extension and new dormer to extend existing bathroom. (GPC No Objections) **Granted**

All were noted.

19/63 To note the Certificate of Lawful Development and the Discharge of Conditions for:

- 1 **P19/S2151/LDP** – 7-8 The Arcade Goring RG8 9AY – Certificate of lawfulness for proposed change of use A1 to A2
- 2 **P19/S2200/DIS** – The Boathouse High Street Goring RG8 9AB – Discharge of Conditions 1 - Commencement 3 yrs – Full Planning Permission, 2 – Approved plans, 3- Tree protection, 5 – Schedule of Materials, 6 – Turning Area & Car Parking, 7 – Landscaping Scheme (trees and shrubs only), 9 – Withdrawal of Permitted Development Rights, 10 – No Garage conversion into accommodation, 12 – Flooding to application P19/S0336/FUL. Demolition of existing fire damaged dwelling and boathouse. Application for replacement dwelling out of the floodplain. (As amended by drawings received 20 March 2019)

Both were noted.

19/64 To note and review planning applications and decisions reported by West Berkshire Council

- 1 To note the refusal by West Berkshire Council to grant application 18/02975/FUL – The Swan at Streatley, Streatley RG8 9HR – Formation of overflow car parking area and associated landscaping.

Duly noted.

- 2 **To review application 19/00888/LQN** – The Swan at Streatley, Streatley RG8 9HR - to delete the condition from the granted premises licence: “There shall be no consumption of alcohol on the area referred to as The Island and marked as the Island on Plan No J420-CD-A2-08/B”.

It was explained that the previously approved application allowed consumption of alcohol in other outdoor areas of The Swan but not on the Island. The Committee therefore had no comments.

19/65 Affordable Housing:

Discussions with SODC concerning receipt by SODC of approaching £500,000 resulting from developments in Goring for affordable housing but which was unlikely to be allocated to Goring not yet held.

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

19/66 To review CIL status / payments

The Committee noted that a CIL Liability Notice had been issued on 5 July 2019 by SODC for £36,194.18 against application reference P18/S2900/FUL – 3 Elmcroft Goring RG8 9EY – Erection of 2 dwellings.

19/67 Report of apparent business activity at 3 Lockstile Way Goring

The Committee noted that a police incident associated with this activity had been reported at the recent Parish Council Meeting. Although the SODC enforcement officer had been approached they had not followed it up. It was unclear who in SODC/OCC should deal with it.

Resolved: BU to arrange a meeting with SODC/OCC officers to determine what action if any could be taken – action carried forward.

19/68 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 17.07.19: Site visited 01.04.19 & 24.06.19. Letter sent 26.06.19 'Negotiations ongoing'.
- 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 17.07.19: Site visited 26.02.19. 'Monitoring'. (Awaiting outcome of planning application P19/S1138/HH) (no change from last month),
- 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. 'No breach – case closed.'
- 4 **S19/308** Waterfield Cottage Manor Road Goring RG8 9EN: Without planning permission erection of as timber building. Status as at 17.07.19: 'Investigation' (no change from last month).
- 5 **S19/281** 4 Grange Close Goring RG8 9DY: Breach of condition 3 of planning permission P18/S1634/HH (materials don't match existing). No breach – case closed.

All were noted.

19/69 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 with DB.

19/70 To consider correspondence received

None received

19/71 Matters for future discussion

19/72 Next meeting confirmed as Tuesday 27 August 2019

The Chairman declared the meeting closed at 21.02 hrs.

Signed:

Dated: 27/08/2019

Abbreviations (where used):

CIL Community Infrastructure Levy
MOP Member of the Public
OCC Oxfordshire County Council

GPC Goring on Thames Parish Council
NP Neighbourhood Plan
SODC South Oxfordshire District Council

DRAFT