

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE  
GORING ON THAMES PARISH COUNCIL  
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 27 August 2019**

**Members Present:**

Chairman                 David Brooker (DB)  
Members                 Catherine Hall (CH)  
                               Lawrie Reavill (LR)  
                               Bryan Urbick (BU)  
                               Matthew Brown (MBr)  
                               Debbie Gee (DG)

**Officers Present:**

Assistant Clerk         Mike Ward (MW)

Six members of the public were present at the meeting

**19/73         To receive apologies for absence.**

Sonia Lofthouse (SL), John Wills (JW) and Mary Bulmer (MBu)

**19/74         To receive any declarations of interests**

DG declared an interest in application P19/S2397/FUL being a close neighbour.

**19/75         Public Forum**

A neighbour of the proposed development at 12 Springhill Road (P19/S2420/HH) commented that the extension would result in a very large building. The representatives of the proposed development at The Orchard (P19/S2541/HH) presented a model of the building, observing that in order to achieve their objectives of being as energy efficient as possible it was necessary to make it an entirely new build. They explained the various features.

**19/76         To approve minutes of the meeting held on Tuesday 23 July 2019**

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

**19/77         Matters arising from those minutes not elsewhere on the agenda**

None

**19/78         To review the following Applications:**

- 1     P19/S2306/HH** –26 Valley Close Goring RG8 0AN – Single storey side extension and part garage conversion to habitable space  
**Resolved:** That GPC has **No Objections**
- 2     P19/S2397/FUL** – 1 & 2 Little Court Grange Close Goring RG8 9LU – Alteration and extension of two existing apartments to form one single family dwelling, plus off street parking.  
**Resolved:** That GPC has **No Objections.**
- 3     P19/S2420/HH** – 12 Springhill Road Goring RG8 ODA – Demolition of existing ground floor kitchen and bathroom with internal alterations; proposed two-storey front extension including new snug, hall and utility on ground floor, with new bedrooms and bathroom on first floor, new porch to the front of the property; additional windows to east elevation ground and first floor.

Signed:

Dated: 24/09/2019

It was noted that one neighbour had objected but the other had not. There was some discussion over the design, and CH expressed concern that the plans appeared to contravene the Design Guide 45 degree rule.

**Resolved:** That GPC **Objects for the following reasons:** We are sympathetic to the improved appearance of the building that this application would result in, but believe one of the windows may contravene the 45 degree rule [in the design guide] in which case it should be rejected and resubmitted as appropriate.

Subsequent to this resolution being passed the applicant returned with photos which he claimed showed that the window in question did not contravene the 45 degree rule. The Committee decided this would be a matter for SODC to determine.

- 4 **P19/S2458/HH** – Primrose Cottage Fairfield Road Goring RG8 0EU – Side and rear two storey extension.

**Resolved:** That GPC has **No Objections**.

- 5 **P19/S2541/HH** – The Orchard Manor Road Goring RG8 9DP – Demolition of existing 3 storey property, erection of new 2 storey building with basement and the erection of a ‘folly’. Following a lengthy discussion about the virtues of innovative design in new developments in the village it was noted that as it is situated in the middle of the conservation area the Conservation Officer at SODC should have been consulted. Notwithstanding appreciation of the innovative design, concern was expressed that it contravenes the newly adopted Neighbourhood Plan paragraph 16.2 and would need to be justified as an exceptional application worthy of being approved.

**Resolved:** That GPC **Objects for the following reasons:** It does not comply with our Neighbourhood Plan paragraph 16.2. The Conservation Officer should be consulted, and it should then go before the Design Review Panel.

- 6 **P19/S2557/FUL** – Avebury Milldown Avenue Goring RG8 0AS – Erection of single-storey extension to convert existing yard space into utility room, and re-roofing existing store and WC; replace windows to east elevation.

**Resolved:** That GPC has **No Objections**.

**19/79 To note the following SODC Decisions:**

- 1 **P19/S1138/HH** – 1 Springhill Road Goring RG8 0BY – Retrospective application for the erection of a 1.9 metre fence, facing the Springhill Road and Wallingford Road sides and replace the pedestrian gate and add front five bar gate to drive. (GPC Objects) **Granted**
- 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 (as amended by revised plans received on 10 July altering the design of the proposed barn). (GPC No Objections) **Granted**
- 3 **P19/S1283/HH** – Gatehampton Farmhouse Gatehampton Road RG8 9LU – Demolition of existing garage and new garage building with basement on similar footprint. First floor glazed extension to main house. (GPC No Objections) **Granted**
- 4 **P19/S1696/HH** – 22 Clevedeme Goring RG8 9BU – Proposed single storey rear and side extension with internal alterations. (GPC No Objections) **Granted**
- 5 **P19/S1706/HH** – Hillcrest 37 Springhill Road Goring RG8 0BY – Proposed Yurt in rear garden. (GPC No Objections) **Granted**

- 6 **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 rooflight added to match the existing. (GPC No Objections) **Granted**
- 7 **P19/S1845/HH** – 1 Grange Close Goring RG8 9DY – Single storey glazed rear extension. (GPC No Objections) **Granted**
- 8 **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. (GPC No Objections) **Granted**
- 9 **P19/S1976/HH** – The Red House Elvendon Road Goring RG8 0DT – Two storey extension, new porch and associated works. (GPC No Objections) **Granted**
- 10 **P19/S2000/HH** – 7 Milldown Road Goring RG8 0BA – Replacement of single storey rear extension. (GPC No Objections) **Granted**

All were noted.

**19/80 To note the Discharge of Conditions for the following applications:**

None this month.

**19/81 To note and review planning applications and decisions reported by West Berkshire Council**

None this month.

**19/82 Affordable Housing:**

To review action from previous meeting: BU to contact Paula Fox to arrange a meeting to discuss the receipt by SODC of approximately £500,000 towards affordable housing in South Oxfordshire. BU has established that there is nothing GPC can do to take advantage of these funds; however they can only be used for affordable housing within the District. District Councillor Maggie Filipova-Rivers is to invite an officer from SODC to meet with GPC to explain further.

**19/83 To review CIL status / payments**

The Committee noted that a CIL Liability Notice has been issued on 27 July 2019 by SODC for the first instalment of CIL due on the Icknield Road development, amounting to £39,131.35. This has been paid to SODC. Instalment 2 is due on 28/5/2020 for £78,262.69 and the final instalment of £78,262.69 is due on 28/5/2021.

**19/84 Report of apparent business activity at 3 Lockstile Way Goring**

The Committee noted that this activity does not appear to be breaking any laws.

**Resolved:** BU/CH to meet with the resident to see if there were any ways to mitigate the impact of the delivery vehicle parking on the pavement in Lockstile Way.

**19/85 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 21/08.19: Site visited 01.04.19 & 24.06.19. Letter sent 26.06.19 'Negotiations ongoing (unchanged 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 21.08.19: 'Voluntary compliance'. Case closed.
- 3 **S19/308** Waterfield Cottage Manor Road Goring RG8 9EN: Without planning permission erection of as timber building. Status as at 21.08.19: 'Investigation' (no change from last month).
- 4 **S19/454** Thames Court High Street Goring RG8 9AQ: Without consent the display of estate agents board not conforming to class 3(A) of the Advertising Regs.. Status as at 21.08.19 'Investigation'. (New this month).

All were noted.

**19/86 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 DBr. The Leatherne Bottel is the priority. BU offered to help.

**19/87 To consider correspondence received**

Email dated 19 August 2019 concerning 21 Clevedon and proposed response previously circulated to Committee Members on 21 August 2019.

**Resolved:** That the Assistant Clerk should send the proposed response.

**19/88 Matters for future discussion**

None raised.

**19/89 Next meeting confirmed as Tuesday 24 September 2019**

The Chairman declared the meeting closed at 20.20 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		