

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 29 October 2019**

Members Present:

Chairman David Brooker (DB)
Members Catherine Hall (CH)
 Bryan Urbick (BU)
 Matthew Brown (MBr)
 Sonia Lofthouse (SL)

Officers Present:

Assistant Clerk Mike Ward (MW)

18 members of the public were present at the meeting

19/107 To receive apologies for absence.

Lawrie Reavill (LR), John Wills (JW), Debbie Gee (DG), Mary Bulmer (MBu)

19/108 To receive any declarations of interests

DB declared an interest in application P19/S2923/O.

19/109 Public Forum

It was agreed that one member of the public representing residents living in the vicinity of application P19/S2923/O would be allowed to speak when that application came up for discussion. One member of the public raised an objection to application P19/S2950/HH on the basis that the development was over-sized and the introduction of walls, fences and gates was totally out of character for the area.

19/110 To approve minutes of the meeting held on Tuesday 24 September 2019

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

19/111 Matters arising from those minutes not elsewhere on the agenda

None

19/112 To review the following Applications:

- 1 P19/S2923/O –Land to east of Manor Road to the south of Little Croft and to west of Elmcroft Manor Road Goring** – Erection of 20 dwellings and associated works with all matters reserved except for access.

DB declared an interest and withdrew from the meeting during discussion of this application. MB assumed the chair during his absence. The member of the public representing some residents living in the vicinity of the application (REP) presented paper copies of slides covering: building in flood zone 2; the NPPF requirement that only in exceptional circumstances could building a major development be allowed in an AONB; drainage problems; and that the requirement to build so many houses in Goring no longer existed following the rescinding of SODC's Local Plan. He argued that the developer had planned 20 houses rather than a lesser number in order to maximise income. A member of the public representing the Developer responded that re-contouring the land to ensure all the houses were in flood zone 1 was normal practice. It is not classed as a 'major development', and it would be more profitable to build ten houses without the need for any affordable housing by paying an offset to SODC. There was some discussion as to what constituted a 'major development'

Signed:

Dated: 24/09/2019

insofar as an AONB was concerned. The REP questioned whether it would be possible to get insurance for the affordable housing.

Members of the council then proceeded to discuss the application. BU noted many of these arguments had already been made to the examiner and had been addressed in the final NP. The NP had been approved by two-thirds of those voting. Experts including the EA and Thames Water had been consulted. When the reserved matters are applied for these issues would be addressed again. CH felt that given the sensitivity of the site it would have been better for the developer to put in a full application. She considered that this approach was insensitive to the neighbours. SL felt that the NP covered all these points and that it would therefore be inappropriate not to approve it. BU noted that the site specific points would need to be satisfied and that if subsequent applications failed to do this then they would be rejected.

Resolved (by a majority of 3 to 1) that GPC has **No Objections but with comments:** as detailed in the document prepared by Councillor Urbick appended to these minutes.

- 2 P19/S2930/HH – 7 Summerfield Rise Goring RG8 0DS** – 2 storey rear extension and loft conversion to existing bungalow.
It was noted that application P19/S3272/HH appears to be identical.
Resolved: That GPC has **No Objections.**
- 3 P19/S2950/HH – Chalfont Croft Road Goring RG8 9ES** – Demolition of existing garage and addition of x2 storey side extension and single storey rear extension, new car port and boundary walls. Revisions to parking surfaces and layout to front of property.
It was noted that the development appears to be very big and that there were no plans showing the context. It was felt that NP policies 11, 12 and 16 could be contravened, and that a previous application had been objected to by GPC and subsequently withdrawn. One member of the public stated that a tree subject to a TPO would be affected.
Resolved: That GPC **Objections for the following reasons:** as detailed in the document subsequently prepared by the Councillors appended to these minutes.
- 4 P19/S2955/HH – 51 Springhill Road Goring RG8 0BY** – Single-storey rear/side infill extension, block up existing doorway and create new doorway on side elevation to coincide with internal alterations.
Resolved: That GPC has **No Objections.**
- 5 P19/S3011/HH – 3 Elmcroft Goring RG8 9EU** – Erection of 2 dwellings – Variation of condition 2 (drawings) – alteration of the design of the dwellings on application ref. P18/S2900/FUL (further amended and clarified by block plan, location plan and site plan received on 17 October 2019)
Resolved: That GPC **Objects for the following reason:** Not clear what has been changed.
- 6 P19/S3054/HH – The Red House Elvendon Road Goring RG8 0DT** – Proposed outbuilding (cycle and garden store)
Resolved: That GPC has **No Objections.**
- 7 P19/S3138/HH – 45 Elvendon Road Goring RG8 0DP** – Re-roof and walling to convert existing conservatory to habitable room
Resolved: That GPC has **No Objections.**
- 8 P19/S3201/HH – Spring Hill 70 Wallingford Road Goring RG8 0HN** – Replace existing roof, raise ridge by 400 mm. New hip to gable ends with gables and a dormer to front and rear extensions.
It was noted that the plans were sub-standard.

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

- 9 **P19/S3272/HH – 7 Summerfield Rise Goring RG8 ODS** – Two storey rear extension and loft conversion to existing roof space. New velux windows to side elevations.

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

- 10 **P19/S3274/FUL – The Pavilion Thames Road Goring RG8 9AH** – Variation of conditions. DB felt that there was no attempt to respect local materials, specifically the grey slate roof on the garden pavilion when all surrounding buildings have red tiles, and there was no material pallet for the brickwork.

Resolved: That GPC has **No Objections but with comments:** subject to consulting with the conservation officer over the roofing style which differs from other buildings in the vicinity.

19/113 To note the following SODC Decisions:

- 1 **P19/S1853/FUL – 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 (GPC Objected) **Granted with conditions**
- 2 **P19/S2557/HH – Avebury Milldown Avenue Goring RG8 OAS** – Erection of single-storey extension to convert existing yard space into a utility room, and re-roofing existing store and WC; replacer windows to east elevation. (GPC No Objections) **Granted**
- 3 **P19/S2823/HH – 89 Wallingford Road Goring RG8 OHL** – Single story rear extension. (GPC No Objections) **Granted**
- 4 **P19/S2670/HH – 48 Cleeve Down Goring RG8 OHA** – New open porch to front. Single storey side and rear extension. (GPC No Objections) **Granted with conditions**

All were noted.

19/114 To note the Discharge of Conditions for the following applications:

- 1 **P19/S3165/DIS – 21 Clevedmeade Goring RG8 9BU** – Discharge of condition 4 - Tree Protection to application P19/S1050/HH. 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).
- 2 **P19/S3180/DIS - The Boathouse High Street Goring RG8 9AB** - Discharge of condition 4 - Services locations 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.

19/115 To note and review planning applications and decisions reported by West Berkshire Council

None this month.

19/116 Affordable Housing:

To review action from previous meeting: District Councillor Maggie Filipova-Rivers to invite an officer from SODC to meet with GPC to explain the policy.

A meeting with SODC's Silke More O'Ferrall, Infrastructure Implementation Officer, Development and Regeneration Team had been arranged for October but has had to be postponed. The Committee will be advised when a new date has been confirmed.

19/117 To review CIL status / payments

Two amounts of £1,905.32 (P18/S1108/FUL Land at Icknield House, Icknield Road, Goring) and £5,869.70 (P18/S2308/RM Land to the rear of Cleeve Cottages Icknield Road Goring) totalling £7,775.02 are expected to be received by the end of the month.

19/118 To note reports of action by SODC in respect of enforcement notices and consider reporting issues not already being progressed:

- 1 **SE18/676:** Without planning permission operations to construct a cesspit/septic tank adjacent to the river. Status as at 23.10.19: Site visited 01.04.19 & 24.06.19. Letter sent 26.06.19 'Negotiations ongoing' (unchanged from last month). Noted.
- 2 **SE19/308:** Without planning permission erection of a timber building. Status as at 23.10.19: Case closed – no breach.
- 3 **SE19/454:** Without consent the display of estate agents board not conforming to class 3(A) of the Advertising Regs.. Status as at 23.10.19 'Investigation' (no change from last month). Noted.
- 4 **SE19/463:** Without planning permission the material change of use of a residential property to a mixed use comprising 1) residential; and 2) parcel delivery hub. Status as at 23.10.19; 'Investigation' (no change from last month). Noted.
- 5 **SE19/552:** Breach of condition 13 of planning permission P19/S0538/FUL (tree protection measure). Status as at 23.10.19: 'Investigation' (New this month).
- 6 **Lloyds Bank (Fish & Chip Shop) High Street Goring RG8 9AT:** to consider reporting the possible non-discharge of a condition relating to waste disposal attached to planning application P18/S0778/FUL. It was noted that the Assistant Clerk had written a letter to them.
Resolved: That this is not a matter which the Planning Committee wishes to pursue.

19/119 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. DB has drafted the application for the Leatherne Bottel which is now with BU for review.

19/120 Sale of Streatley Youth Hostel

Resolved: That this is not a matter which the Planning Committee wishes to pursue.

19/121 To consider correspondence received

None received.

19/122 Matters for future discussion

To re-consider the 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.

19/123 Next meeting confirmed as Tuesday 26 November 2019

The Chairman declared the meeting closed at 20.40 hrs.

Abbreviations (where used):

Signed:

Dated: 24/09/2019

CIL Community Infrastructure Levy
NP Neighbourhood Plan
SODC South Oxfordshire District Council

GPC Goring on Thames Parish Council
OCC Oxfordshire County Council