

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 17 December 2019**

Members Present:

Chairman David Brooker (DB)
Members Bryan Urbick (BU)
 Matthew Brown (MBr)
 Lawrie Reavill (LR)
 Debbie Gee (DG)
 Mary Bulmer (MBu)
 Catherine Hall (CH)
 Sonia Lofthouse (SL)

Officers Present:

Assistant Clerk Mike Ward (MW)

3 members of the public were present at the meeting

19/140 To receive apologies for absence.

John Wills (JW)

19/141 To receive any declarations of interests

DG declared an interest in item 6.3 **P19/S4148/HH** due to having a mooring at the location of the application, and BU declared an interest in item 6.3 **P19/S4148/HH** due to being an applicant.

19/142 Public Forum

A member of the public expressed concern that the structure being applied for in item 6.4 **P19/S4190/FUL** should not be occupied in any way.

19/143 To approve minutes of the meeting held on Tuesday 26 November 2019

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

19/144 Matters arising from those minutes not elsewhere on the agenda

None

19/145 To review the following Applications:

1 P19/S2458/HH –Primrose Cottage Fairfield Road Goring RG8 0EU – Side and rear two storey extension (as amended by drawing no.s 230619 Rev C sheets 1 and 2 to remove rear extension received 5 December 2019).

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

2 P19/S3382/FUL – Bromsgrove Croft Road Goring RG8 9ES – Demolition of existing triple garage and replacement with a detached triple garage, proposed railings to the front of the existing dwelling. Erection of a new 5-bed dwelling with linked garage on land to the rear. Variation of condition 2 (drawings) – omission of garage to existing dwelling and to have the existing dwelling and proposed dwelling as separate entities on application ref. P19/S0540/FUL (as amended by revised plans accompanying email from agent received on 7 November 2019 and landscaping plan 3602/208 RevH and amplified by tree information accompanying email from agent received 4 December 2019).

Signed:

Dated: 21/01/2020

The Committee expressed concern that the description of the application refers to a replacement garage which did not appear on the plans. They therefore felt unable to approve the application, although other aspects of the plans appeared to be acceptable.

Resolved: That GPC **Objects for the following reasons:** This application refers to replacement with a detached triple garage. This is not shown on the plans. (However the other aspects of this application are acceptable).

- 3 P19/S4148/HH – Katauyak Goring RG8 OJY** – Installation of 19.2m of sheet piling, two 150mm x 150mm mooring piles, three 2m x 3m landing stages. Removal of dead, dangerous chestnut tree that has fallen into the river.

DG and BU declared interests and withdrew from the discussion of this application.

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

- 4 P19/S4190/FUL – Nuns Acre Boathouse Thames Road Goring** – Installation of mini pumping sump and foul drainage for toilet.

Resolved: That GPC has **No Objections but with comments:** Must not be used for residential purposes.

- 5 P19/S4404/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). Variation of condition 2 of application P19/S0336/FUL the addition of a swimming pool.

The Committee noted Neighbourhood Plan policies 11 (Conserving and enhancing Goring’s landscape which indicates that all development must meet the aims of the statutory Chilterns AONB Management plan), 13 (Light Pollution) and 15 (Water, sewerage and drainage capacity) should be referred to, and agreed that their response would be no objections but with comments on that basis. The exact wording of the response would be prepared by one of the Councillors and circulated to the Committee members before being sent to SODC.

Resolved: That GPC has **No Objections but with comments:** as circulated and agreed by the Councillors and appended to these minutes (Appendix 1).

19/146 To note the following SODC Decisions:

- 1 P19/S1832/FUL – 2 Elvendon Road Goring RG8 ODU** – Demolition of existing boiler showroom and erection of two new semi-detached dwellings and associated external works. (GPC No objections)
Granted with conditions
- 2 P19/S2102/FUL – West Croft Cleeve Road Goring RG8 9BG** – Demolition of existing dwellinghouse, construction of a replacement family home with ancillary outbuildings, parking and amenity space, landscaping and associated works. As amended by revised landscaping plan ref P100 A received 19 November 2019 submitted to address tree impact concerns. (GPC No objections but with comments)
Granted with conditions
- 3 P19/S3054/HH – The Red House Elvendon Road Goring RG8 ODT** – Proposed outbuilding (cycle and garden store) (as amplified by tree protection plan received 19 November 2019). (GPC No objections)
Granted
- 4 P19/S3201/HH – Spring Hill 70 Wallingford Road Goring RG8 OHN** – Replace existing roof, raise ridge by 400mm. New hip to gable ends with gables and a dormer to front and rear elevations (GPC No objections) **Granted**

All were noted.

19/147 To note the Discharge of Conditions for the following applications:

1 P19/S4324/DIS Linwood Limetree Road Goring RG8 9EY

Discharge of conditions 3 - schedule of materials, 8 - surface water drainage works, 9 - foul drainage works and 11 - landscaping scheme on application ref. P19/S1853/FUL Demolition of the existing dwelling and the erection of a replacement dwelling with integral garage. Modification of existing access with entrance gates.

2 P19/S4421/DIS Land to rear of Cleeve Cottages Icknield Road Goring RG8 0DG

Discharge of Condition 4 (Habitat Management Plan) Erection of up to ten dwellings with associated parking and amenity space. P19/S0538/FUL Conditions(s) 4 (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.)

Both were noted.

19/148 To note and review planning applications and decisions reported by West Berkshire Council

None of interest this month.

19/149 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 had to be postponed. The Committee will be advised when a new date has been confirmed.

19/150 To review CIL status / payments

Nothing to report.

19/151 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 12.12.19: Site visited 01.04.19 & 24.06.19. Letter sent 26.06.19 Application submitted (no change from last month). Noted.
- 2 SE19/424:** Without consent the display of estate agents board not conforming to class 3(A) of the Advertising Regs.. Status as at 12.12.19: Site visited 21.8.19 'Monitoring' (no change from last month). Noted.
- 3 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 12.12.19; 'Investigation' (no change from last month). Noted.
- 4 SE19/552:** Breach of condition 13 of planning permission P19/S0538/FUL (tree protection measure). Status as at 12.12.19: 'Investigation' (no change from last month). Noted.
- 5 SE19/643:** Breach of condition 4 of planning permission P18/S2325/HH (tree protection). Status as at 12.12.19: 'Investigation' (new this month). Noted.
- 6 SE19/656:** Without planning permission, erection of fence over 1 metre adjacent to road. Status as at 12.12.19: 'Investigation' (new this month). Noted.
- 7** Without planning permission erection of advertising sign on upper wall of former Lloyds Bank building in High Street not relating to business being conducted on the premises. It was noted that this has now been registered with SODC enforcement, ref **SE19/661**.

Signed:

Dated: 21/01/2020

19/152 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/BU are working on this.

19/153 To consider appointing Enid Worsley and Mike Stares as Consultants for the Planning Committee on relevant planning applications with the role of providing contact and guidance about the intent of the NP with respect to those applications

The Committee noted that this would be by invitation only on those applications where they felt some guidance would be helpful. Enid and Mike had previously indicated that they would be willing to do this.

Resolved: To consult with and seek advice from Enid Worsley and Mike Stares on what was written in the NP and the implications for those planning applications for which it is required by the Planning Committee.

19/154 To consider correspondence received

None considered this month

19/155 Matters for future discussion

None

19/156 Next meeting confirmed as Tuesday 21 January 2020

The Chairman declared the meeting closed at 20.15 hrs.

Abbreviations (where used):

GPC Goring on Thames Parish Council

OCC Oxfordshire County Council

CIL

NP

SODC

Community Infrastructure Levy

Neighbourhood Plan

South Oxfordshire District Council

APPENDIX 1

GORING-ON-THAMES PARISH COUNCIL RESPONSE TO P19/S4404/FUL

Goring -on-Thames Parish Council has **NO OBJECTIONS** to this application but wish the following comments to be taken into account:

The Parish Council had no objection to the approved house and in principle does not have an objection to a swimming pool in the location as proposed. We would, though, request that some Neighbourhood Plan policies be addressed.

- Goring Neighbourhood Plan Policy 11 – Conserving and enhancing Goring’s Landscape which indicates that all development must meet the aims of the statutory Chilterns AONB Management Plan. We would ask a condition that would ensure that there is a reduction in demand of energy and an increase in water and energy efficiency.
 - o The Chiltern’s AONB Management Plan Policies:
 - General Policy 4
 - LP21
 - DP7
 - Reference for the need to comply with the Climate Change Act 2008
- Goring Neighbourhood Plan Policy 13 – Light Pollution. It is recommended that there be a condition concerning external lighting schemes that avoid over-lighting and limit the adverse impact of lighting on neighbouring residents, the rural character of the countryside and biodiversity.
- Goring Neighbourhood Plan Policy 15 – Water, sewerage and drainage capacity. We would request a condition or assurance that the overall development will adhere to the requirements of the water efficiency standard as well as a certainty that there are adequate water resources.

We trust that this thinking is also in line with the SODC’s own declaration of a Climate Emergency and the new Advisory Committee’s aims and objectives.