

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 26 November 2019**

Members Present:

Chairman David Brooker (DB)
Members John Wills (JW)
 Bryan Urbick (BU)
 Matthew Brown (MBr)

Officers Present:

Assistant Clerk Mike Ward (MW)

Up to 12 members of the public were present at the meeting

19/124 To receive apologies for absence.

Lawrie Reavill (LR), Debbie Gee (DG), Mary Bulmer (MBu), Catherine Hall (CH), Sonia Lofthouse (SL)

19/125 To receive any declarations of interests

None.

19/126 Public Forum

A member of the public questioned whether the minutes of the previous meeting accurately reflected the way in which the response to P19/S2923/O was recorded, contending that a document prepared outside the meeting was not discussed. DB noted that an objection to GPC's response had already been raised with SODC.

One member of the public raised an objection to application P19/S3433/FUL on the basis that it would use up at least 80% of the garden concerned. Trees had already been removed before planning permission had been sought.

One member of the public was concerned that SODC had approved a development at Elmcroft despite Goring Parish Council having objected to it.

19/127 To approve minutes of the meeting held on Tuesday 29 October 2019

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

19/128 Matters arising from those minutes not elsewhere on the agenda

None

19/129 To review the following Applications:

- 1 P19/S3343/HH –St Katherines House Lyndhurst Road Goring RG8 9BL – Single-storey side extension with rooflights.**

Resolved that GPC has **No Objections but with comments:** materials used should match existing materials.

- 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)**

Signed:

Dated: 17/12/2019

- 3 **Resolved:** That GPC **Objects for the following reasons:** The replacement garage does not appear to be shown on the plans; reduced planting makes it less neighbourly; CIL needs to be reassessed if the new dwelling is to be registered separately.
- 4 **P19/S3418/HH – Littlethorpe Cleeve Road Goring RG8 9BJ** – Replacement of existing uPVC and glass conservatory roof with a new insulated flat roof with glazed roof lights. Re-tiling existing 1960's extension roof with bonnet hips with tiles that match the existing tiles to the main house. Cladding the front wall of the existing 1960's extension with Michelmersh 'Hampshire Stock' handmade bricks. Replacement of front ground floor window with door and side window. Addition of one ground floor window to front elevation. New metal framed windows and doors to rear ground floor extension.
Resolved: That GPC has **No objections.**
- 5 **P19/S3433/FUL – Woden House Limetree Road Goring RG8 9EY** – Proposed erection of a semi-detached pair of dwellings (2 x 4 bed).
Resolved: That GPC **Objects for the following reasons:** Overdevelopment, unneighbourly, not in line with Neighbourhood Plan infilling policy.
- 6 **P19/S2420/HH – 12 Springhill Road Goring RG8 0DA** – 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 (as amended by revised drawings received 20 November 2019 which reduces the size of the extension).
Resolved: That GPC has **No objections.**
- 7 **P19/S2102/FUL – West Croft Cleeve Road Goring** – Landscaping plan received 19 November 2019. The Committee noted that it was not clear if a response was required.
Resolved: That GPC has **No Objections but with comments:** previous concerns not addressed.

19/130 To note the following SODC Decisions:

- 1 **P19/S2397/FUL – 1& 2 Little Court Grange Close Goring RG8 9DL** – Alteration & extension of two existing apartments to form one single family dwelling, plus off-street parking (GPC No objections) **Granted with conditions**
- 2 **P19/S2779/HH – Chez Nous Gatehampton Road Goring RG8 0EP** – Proposed loft conversion. Proposed garage conversion (correct existing rear elevation plan received 28 October 2019). (GPC No objections) **Granted**
- 3 **P19/S2798/HH – 8 Milldown Road Goring RG8 0AG** – Proposed alterations, refurbishment and extension. (GPC No objections) **Granted**
- 4 **P19/S2920/HH – Dorvic Fairfield Road Goring RG8 0EX** – Proposed Garden Design Studio (GPC No objections but with comments) **Granted**
- 5 **P19/S2920/HH – 7 Summerfield Rise Goring RG8 0DS** – 2 storey rear extension and loft conversion to existing bungalow. (GPC No objections) **Granted**
- 6 **P19/S2955/HH – 51 Springhill Road Goring RG8 0BY** – Single-storey rear/side infill extension, block up existing doorway and create a new doorway on side elevation to coincide with internal alterations (GPC No objections). **Granted**

- 7 **P19/S3138/HH – 45 Elvendon Road Goring RG8 ODP** – Re-roof and walling to convert existing conservatory into habitable room (GPC No Objections). **Granted**

All were noted.

19/131 To note the Discharge of Conditions for the following applications: None this month.

19/132 To note and review planning applications and decisions reported by West Berkshire Council
None this month.

19/133 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.

19/134 To review CIL status / payments

Nothing to report.

19/135 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 20.11.19: Site visited 01.04.19 & 24.06.19. Letter sent 26.06.19 Application submitted. Noted.
- 2 **SE19/454:** Without consent the display of estate agents board not conforming to class 3(A) of the Advertising Regs.. Status as at 20.11.19: Site visited 21.8.19 'Monitoring' 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 20.11.19; '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 20.11.19: 'Investigation' (no change from last month). Noted.

19/136 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.

19/137 To consider correspondence received

The committee noted that they had been copied in on an email to SODC concerning application P19/S2923/O.

19/138 Matters for future discussion

It was agreed that previous comments on application P19/S3011/FUL still apply so no further discussion would be necessary.

19/139 Next meeting confirmed as Tuesday 17 December 2019

The Chairman declared the meeting closed at 20.15 hrs.

Abbreviations (where used):

GPC Goring on Thames Parish Council
OCC Oxfordshire County Council

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

Signed:

Dated: 17/12/2019