

GORING-ON-THAMES PARISH COUNCIL

**Members are summoned to a meeting of the Planning Committee, to be held on Tuesday 23 June 2020 at 7.30pm, Virtual Meeting
Public and press are invited to attend**

Members are respectfully reminded of the obligation to declare any interests relevant to business to be *conducted at this meeting and of the convention as to withdrawal from the meeting for the relevant item unless* the interest is not one that debars the member from speaking thereon.

Authority to Hold Virtual Public Meetings

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings (England and Wales) Regulations 2020 [LACP 2020] came into effect on the 4th April 2020

LACP 2020, allows for the use of Virtual Public Meetings until 6th May 2021, to enable local councils to continue to work and support their communities, and legally allow the council as a body to make decisions.

Please note, LACP 2020 also removed the requirement to hold an Annual Council Meeting during the month of May 2020. All appointments normally approved in the ACM now rollover to the next ACM in May 2021, with the current appointments and committees continuing by extension.

Dial in Details for the Meeting

Telephone 0330 221 0097 Access Code: 943-887-437

The Weblink is available on the Parish Council website under "Planning Committee Meetings"

AGENDA – PLANNING COMMITTEE MEETING

1. Appointment of Vice Chairman.
2. To receive apologies for absence and to approve the reasons given (LGA 1972 s85(1)).
3. To receive declarations of interests (LA 2011 s31).
Members to declare any interests, including Disclosable Pecuniary Interest they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for dispensations that accord with the Localism Act 2011 s33(b-e). (NB this does not preclude any later declarations)
4. Public forum: An opportunity for the public to address the council. With the permission of the chairman, the public may also speak about specific items of business as they arise.
5. To approve minutes of the meeting held on 26 May 2020.
6. Matters arising from those minutes not elsewhere on the agenda.
7. To review the following Applications:

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- 7.1 **P20/S1621/HH – Owl Dene Mill Road Goring RG8 9DD** – Construction of new front covered porch area with storage below at Lower Ground Level.
- 7.2 **P20/S1841/HH – 2 Cleeve Down Goring RG8 0HB** – Proposed front and rear single storey extensions.
8. To note the following South Oxfordshire District Council decisions:
 - 8.1 **P20/S0934/HH – 27 Holmlea Road Goring RG8 9EX** – Double storey side extension (GPC No Objections) **Granted**
 - 8.2 **P20/S1427/HH – 6 Middle Springs Goring RG8 0DX** – Erection of stairs to garage loft space and insertion of rooflight. (GPC No Objections but with comments) **Granted**
- 9 To note Discharge of Conditions and Permitted Development for the following applications:
 - 9.1 **P20/S1785/T28 Gatehampton Farm Gatehampton Rd Goring on Thames RG8 9LU**
Installation of 2 x 8m wooden pole (6.2m above ground). Permitted development approved 04/06/2020.
 - 9.2 **P20/S1871/DIS 8 Holmlea Road Goring RG8 9EX**
Discharge of condition 5 - Protect hedges during development operations on application ref. P20/S0438/HH
- 10 To note and review planning applications and decisions reported by West Berkshire Council
None to note
- 11 Affordable Housing
 - 11.1 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.
- 12 To review Community Infrastructure Levy (CIL) status / payments
- 13 To note reports of action by SODC in respect of enforcement notices and consider reporting issues not already being progressed by SODC (Appendix 1)
- 14 Assets of Community Value
 - 14.1 To note progress on registering The Leatherne Bottel, The Catherine Wheel, The John Barleycorn and The Miller of Mansfield as Assets of Community Value (DBr)
- 15 To consider correspondence received
- 16 Matters for future discussion
- 17 To confirm the date of the next meeting – Tuesday 21st July 2020

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APPENDIX 1

CURRENT SODC ENFORCEMENT NOTICES

- 1 SE19/463 (28.8.19):** 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 17.06.20: Site visited 9.12.19. 'Investigation' (no change from previous report).
- 2 SE19/552 (15.10.19): Breach of condition 13 of planning permission P19/S0538/FUL (tree protection measure).** Status as at 17.06.20: 'Investigation' (no change from previous report).
- 3 SE19/654 (6.12.19):** Without planning permission, erection of fence over 1 metre adjacent to road. Status as at 17.06.20: 'Investigation' (no change from previous report).
- 4 SE19/661 (12.12.19):** Without advertising consent the display of an advertisement (not relating to the premises on which displayed). Status as at 17.06.20: Site visited 01.06.20. 'Investigation'
- 5 SE20/6 (6.1.20):** Without planning permission the erection of a building (see the attached plan showing the enforcement site on the island just south of Goring Bridge). Status as at 17.06.20: Letter sent 5/5/20 'Negotiations ongoing'.
- 6 SE20/46 (6.2.20):** Without planning permission the undertaking of engineering operations. Status as at 17.06.20 Site visited 2.3.20, letter sent 12.5.20 'Negotiations ongoing' (no change from previous report).
- 7 SE20/51 (10.2.20):** Without planning permission the erection of an outbuilding. Status as at 17.06.20: Site visited 19.3.20 'Investigation' (no change from previous report).
- 8 SE20/120 (31.3.20):** Without consent works to a listed building. Status as at 17.06.20: 'Investigation' no change from previous report).
- 9 SE20/156 (11.5.20):** Without consent the display of flag adverts in an AONB. Status as at 17.06.20: 'Investigation' (no change from previous report).

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MINUTES OF A MEETING OF THE PLANNING COMMITTEE GORING ON THAMES PARISH COUNCIL Tuesday 26 May 2020 at 7.30pm, Virtual Meeting

Members Present:

Chairman Matthew Brown (MBr)
Members Lawrie Reavill (LR)
Catherine Hall (CH)
Bryan Urbick (BU)
David Brooker (DB)
Mary Bulmer (MBu)
John Wills (JW)

Officers Present:

Clerk Laura White (LW)
Assistant Clerk Mike Ward (MW)

3 members of the public were present at the meeting

20/33 Appointment of Chairman

It was noted that the previous Chairman Cllr David Brooker (DB) had resigned. He was thanked for his service as Chairman, and he confirmed that he will continue as a Planning Committee member.

Resolved: That Councillor Matthew Brown (MBr) be appointed as Chairman

20/34 To receive apologies for absence

Debbie Gee (DG) and Sonia Lofthouse (SL)

20/35 To receive declarations of interests

CH declared an interest in planning application P20/S1383/HH – Hillside Fairfield Road RG8 OEU

20/36 Public forum

Two members of the public spoke in favour of planning application P20/S1383/HH – Hillside Fairfield Road Goring RG8 OEU

20/37 To approve minutes of the meeting held on 25 February 2020.

Resolved: The minutes were approved with one abstention.

20/38 To approve e-mail consultations dated 24th March 2020, 31st March 2020 and 21st April 2020.

Resolved: The reports of e-mail consultations dated 24th March 2020, 31st March 2020 and 21st April 2020 were all approved unanimously.

20/39 Matters arising from those minutes not elsewhere on the agenda.

None identified.

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20/40 To review the following Applications:

1. **P20/S1226/HH – Thameside House Cleeve Road Goring RG8 9BJ** – Construction of new front covered porch area with storage below at Lower Ground Level.
Resolved: That GPC has **no objections**
2. **P20/S1296/HH – Broughton Fairfield Road Goring RG8 0EX** – Single storey rear flat roof extension with lantern, with front and rear first floor dormer extensions.
Resolved: That GPC has **no objections**
3. **P20/S1383/HH – Hillside Fairfield Road Goring RG8 0EU** – First floor extension with roof changed, new porch and internal alterations.
CH declared an interest and withdrew from the discussion of this item.
Resolved: That GPC has **no objections**
4. **P20/S1427/HH – 6 Middle Springs Goring RG8 0DX** – Erection of stairs to garage loft space and insertion of rooflight.
Resolved: That GPC has **no objections on the condition that:** The loft space must not be for residential use.
5. **P20/S1471/HH – Waterfield Cottage Manor Road Goring RG8 9EN** – Raising of ridge and eaves height, replacement of rear bay window with rear glazed porch and replacement window to elevation 1.
Resolved: That GPC has **no objections on the condition that:** To retain the verdant rural character of this part of Manor Road, a planning condition removing rights to install external lighting on this new extension is added.
6. **P20/S1569/HH – 49 Springhill Road Goring RG8 0BY** – Demolition of existing single storey rear extension, erection of new single storey rear extension and front porch + alterations.
Resolved: That GPC has **no objections**
7. **P20/S1595/HH – 5 Valley Close Goring RG8 0AN** - Garage conversion, new replacement flat & pitched roof over garage & hallway, First floor side extension over existing structures, new flue on front elevation and alterations to existing fenestration.
Resolved: That GPC has **no objections**
8. **P20/S1609/HH - 8 Milldown Avenue Goring RG8 0AG** - Proposed alterations, refurbishment and extension.
Resolved: That GPC has **no objections**

20/41 To note the following South Oxfordshire District Council decisions:

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- 1. P19/S3274/FUL – The Pavilion Thames Road Goring RG8 9AH** – Construction of inlet from River Thames into the garden of the property to allow mooring within the site boundary; enlargement of permitted riverside garden room and raising on stilts (as amplified and amended by drwgnos 1020_P2 and 082-002 P6, letters from agent and RMA Environmental dated 18/12/19, a FRA Amendment Addendum ref: RMA/LC1756G_3 received on 06/02/20, a Full Arboricultural Method Statement received on 06/04/20 and a Tree Protection drwgn HTS-TPP-01E received on 20/04/20) (GPC No Objections but with comments) **Granted**
- 2. P19/S4404/FUL – The Boathouse High Street Road Goring RG8 9AB** – Variation of conditions 2 (Plans), 4 (Utilities) and 12 (FRA) of application P19/S0336/FUL (Demolition of existing fire damaged dwelling and boathouse. Application for replacement dwelling out of the floodplain) - for the addition of a swimming pool (as amplified by Flood Risk Assessment received 22 January 2020). (GPC No Objections but with comments) **Granted**
- 3. P19/S4677/HH – Lane End House Manor Road Goring RG8 9BJ** – Proposed single storey side extension, internal and external alterations including converting the garage into a studio space, provision of a first floor balcony and filling in the walkway between house and garage. Proposed detached garage/car port and separate shed. (As amended by drawings receiving 4th March 2020 and revised tree information received 11th March 2020) (As confirmed by additional flood risk information received 30th March 2020) (GPC No Objections) **Granted**
- 4. P20/S0076/FUL – Goring C of E Primary School Wallingford Road Goring RG8 0BG** – Renewal of planning consent for existing single classroom temporary building. (GPC No Objections) **Granted**
- 5. P20/S0372/FUL – Dorvic Fairfield Road Goring RG8 0EX** – Demolition of existing dwelling. Erection of replacement dwelling house (amplified and amended by plans and drainage information received 20th March 2020). (GPC No Objections with comments) **Granted**
- 6.. P20/S0411/HH – Broughton Fairfield Road Goring RG8 0EX** – Single storey rear flat roof extension with lantern. (GPC No Objections) **Granted**
- 7. P20/S0438/HH – 8 Holmlea Road Goring RG8 9EX** - Two storey side and single storey front and rear extensions (as amended by drwgn no. 02 Rev E to reduce width received on 12 March 2020 and amplified by agent email dated 16 March 2020). (GPC No Objections with comments) **Granted**
- 8. P20/S0462/FUL – 11 High Street Goring RG8 9AT** - Full planning permission sought for the Change of Use of part A2 user class (Financial and professional services) to Suis Generis user class (Taxi call centre) (GPC No Objections with comments) **Granted**
- 9. P20/S0665/HH – West Croft Cleeve Road Goring RG8 9BG** - Variation of conditions 2- Approved Plans, 3 - Levels and 4 - Schedule of Materials on application P19/S2102/FUL to relocate the 'step down' in the roof of the rear projecting wing and to finish the single-storey roofs in zinc as opposed to sedum (amplified by materials schedule received 7 April 2020 and email received 9 April 2020). Demolition of existing dwellinghouse, construction of

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replacement family home with ancillary outbuildings, parking and amenity space, landscaping, and associated works. (GPC Not responded to due to coronavirus) **Granted**

10. P20/S0812/FUL – Land to the rear of Cleeve Cottages Icknield Road Goring RG8 0DG - Variation of condition 9 (alteration of the alignment of the carriageway and footway of Icknield way) to exclude all reference to the realignment of the carriageway and footway as well as reference to drawing no. FSIRG/16/02 on application ref. P19/S0538/FUL The erection of up to ten dwellings with associated parking and amenity space. (GPC No Objections) **Granted**

11. P20/S1116/HH – Shanklin 7 Milldown Road Goring RG8 0BA - Addition of a rear dormer to allow for an extra bedroom in the roof. (GPC No Objections) **Granted**

All were duly noted.

20/42 To note Discharge of Conditions and Certificates of Lawful Development for the following applications:

10.1 P20/S1203/LDE 6 Middle Springs Goring RG8 0DX

Certificate of existing lawful use for the installation of the rooflight on the north elevation of the detached garage and use of the loft space for storage.

10.2 P20/S1557/LDP 1 Millers Close Goring RG8 9BS

Conservatory of 5m x 3m to rear of property

Both were noted.

20/43 To note and review planning applications and decisions reported by West Berkshire Council

None to note

20/44 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. Action carried forward.

20/45 To review Community Infrastructure Levy (CIL) status / payments

The Clerk confirmed that the sum of £6,872.10 being instalment payments for applications P18/S1108/FUL (£3810.63 – 15%), P19/S0336/FUL (598.42 – 15%) and P19/S1853/FUL (£2463.05 – 25%) had been received in April.

20/46 To note reports of action by SODC in respect of enforcement notices and consider reporting issues not already being progressed by SODC

- 1. SE19/424 (7.8.19):** Without consent the display of estate agents board not conforming to class 3(A) of the Advertising Regs.. Status as at 19.05.20: 'Case Closed – Voluntary Compliance'.

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2. **SE19/463 (28.8.19):** 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 19.05.20: Site visited 9.12.19. 'Investigation' (no change from previous report).
3. **SE19/552 (15.10.19):** Breach of condition 13 of planning permission P19/S0538/FUL (tree protection measure). Status as at 19.05.20: 'Investigation' (no change from previous report).
4. **SE19/643 (2.12.19):** Removal of tree subject of a Tree Preservation Order. Status as at 19.05.20: 'Case Closed – no breach'.
5. **SE19/654 (6.12.19):** Without planning permission, erection of fence over 1 metre adjacent to road. Status as at 19.05.20: 'Investigation' (no change from previous report).
6. **SE19/661 (12.12.19):** Without advertising consent the display of an advertisement (not relating to the premises on which displayed). Status as at 19.05.20: 'Investigation' (no change from previous report).
7. **SE20/6 (6.1.20):** Without planning permission the erection of a building (see the attached plan showing the enforcement site on the island just south of Goring Bridge). Status as at 19.05.20: Letter sent 5/5/20 'Negotiations ongoing'.
8. **SE20/46 (6.2.20):** Without planning permission the undertaking of engineering operations. Status as at 19.05.20 Site visited 2.3.20, letter sent 12.5.20 'Negotiations ongoing' (new this report).
9. **SE20/51 (10.2.20):** Without planning permission the erection of an outbuilding. Status as at 19.05.20: Site visited 19.3.20 'Investigation' (new this report).
10. **SE20/85 (25.2.20):** The erection of a 2m high fence adjacent to a highway without planning permission Status as at 19.05.20: 'Case closed - Immune'.
11. **SE20/120 (31.3.20):** Without consent works to a listed building. Status as at 19.05.20: 'Investigation' (new this report).
12. **SE20/156 (11.5.20):** Without consent the display of flag adverts in an AONB. Status as at 19.05.20: 'Investigation' (new this report).

All were duly noted.

20/47 Assets of Community Value

To note progress on registering The Leatherne Bottel, The Catherine Wheel, The John Barleycorn and The Miller of Mansfield as Assets of Community Value (DBr). Action carried forward.

20/48 To consider correspondence received

None.

20/49 Matters for future discussion

Appointment of Vice Chairman to be included in the agenda for the next meeting.

20/50 To confirm the date of the next meeting – Tuesday 23rd June 2020

The Chairman declared the meeting closed at 20.01 hrs.

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