

# GORING-ON-THAMES PARISH COUNCIL

**Members are summoned to a meeting of the Planning Committee, to be held on Tuesday 21 July 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 4<sup>th</sup> April 2020

LACP 2020, allows for the use of Virtual Public Meetings until 6<sup>th</sup> 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 23 June 2020.

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6. Matters arising from those minutes not elsewhere on the agenda.
7. To review the following Applications:
  - 7.1 **P20/S1920/HH - 11 Valley Close Goring RG8 0AN** - Extension to existing single storey rear extension. Depth 5.9m Height 3.0m Height to eaves 2.5m.
  - 7.2 **P20/S2221/HH 18 Heron Shaw Goring RG8 0AU** - First floor extension over garage.
8. To note the following South Oxfordshire District Council decisions:
  - 8.1 **P19/S4571/FUL – Land adjacent to Pips Barn Gatehampton Road Goring RG8 9LU –**  
Barn for B1 use  
(GPC Objects) **Refused**
  - 8.2 **P20/S0582/HH – Bromsgrove, Croft Road, Goring RG8 9ES** - Demolition of existing attached garage, erection of new detached triple garage and new access. (As amplified by tree information received 20 May 2020 and revised site plan showing revised access arrangements and drainage information).  
(GPC No Objections with comments) **Granted**
  - 8.3 **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.(Amended plans and additional information received 24 April 2020).  
(GPC No Objections) **Granted**
  - 8.4 **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.  
(GPC No Objections) **Granted**
  - 8.5 **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.  
(GPC No Objections) **Granted**
  - 8.6 **P20/S1609/HH – 8 Milldown Avenue Goring RG8 0AG** - Proposed alterations, refurbishment and extension.  
(GPC No Objections) **Granted**
- 9 To note Discharge of Conditions and Permitted Development for the following applications:  
None to note

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- 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 To note the new SODC procedure for considering planning applications (letter from Councillor Anne-Marie Simpson Cabinet Member for Planning dated 15 June 2020) (Appendix 2)
- 15 To consider correspondence received
  - 15.1 Email dated 14<sup>th</sup> July 2020 concerning proposal for a Goring Tennis Club toilet facility and associated plans at Sheepcote Recreation Ground (previously circulated to Planning Committee Members).
- 16 Matters for future discussion
- 17 To confirm the date of the next meeting – Tuesday 25<sup>th</sup> August 2020

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## 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 4<sup>th</sup> April 2020

LAPCP 2020, allows for the use of Virtual Public Meetings until 6<sup>th</sup> 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, LAPCP 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.

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE GORING ON THAMES PARISH COUNCIL Tuesday 23 June 2020 at 7.30pm, Virtual Meeting

### Members Present:

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

### Officers Present:

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

2 members of the public were present at the meeting

### 20/51 Appointment of Vice Chairman

This item was deferred until the next meeting.

### 20/52 To receive apologies for absence

Mary Bulmer (MBu) and Sonia Lofthouse (SL). It was noted that two Councillors who were also members of the Planning Committee have resigned since the last meeting: Catherine Hall and Debbie Gee.

### 20/53 To receive declarations of interests

None declared

### 20/54 Public forum

No comments

### 20/55 To approve minutes of the meeting held on 26 May 2020.

**Resolved:** The minutes were approved.

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## **20/56 Matters arising from those minutes not elsewhere on the agenda.**

None identified.

## **20/57 To review the following Applications:**

- 1. P20/S1621/HH – Owl Dene Mill Road Goring RG8 9DD – Demolition of flat roof existing garage, proposed new oak frame two-bay garage**  
It was noted that the garage appeared to include living accommodation, although the plans were not clear. Such residential use of garages is not usually approved by the Planning Committee.  
**Resolved (by a majority of 4 in favour, 1 against):** That GPC **objects for the following reasons:** Drawings of poor quality so unable to determine what the application is actually for. Concerned that it could set a precedent for conversion of garage into living accommodation, which is not in line with Goring Parish Council's planning ethos.
- 2. P20/S1841/HH – 2 Cleeve Down Goring RG8 0HB – Proposed front and rear single storey extensions.**  
**Resolved:** That GPC has **no objections**

## **20/58 To note the following South Oxfordshire District Council decisions:**

- 1. P20/S0934/HH – 27 Holmlea Road Goring RG8 9EX – Double storey side extension (GPC No Objections) **Granted****
- 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****

Both were duly noted.

## **20/59 To note Discharge of Conditions and Certificates of Lawful Development for the following applications:**

- 1. P20/S1785/T28 Gatehampton Farm Gatehampton Road Goring RG8 9LU**  
Installation of 2 x 8m wooden pole (6.2 metres above ground). Permitted development approved 04/06/2020.
- 2. P20/S1871/DIS 8 Holmlea Road Goring RG8 9EX**  
Discharged of condition 5 – Protect hedges during development operations on application ref. P20/S0438/HH.

Both were duly noted.

## **20/60 To note and review planning applications and decisions reported by West Berkshire Council**

None to note.

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## **20/61 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.

## **20/62 To review Community Infrastructure Levy (CIL) status / payments**

Nothing to report.

## **20/63 To note reports of action by SODC in respect of enforcement notices and consider reporting issues not already being progressed by SODC**

Items listed in Appendix 1 were duly noted.

## **20/64 Assets of Community Value**

In view of the current Covid-19 situation it was agreed not to progress this for the time being.

## **20/65 To consider correspondence received**

None.

## **20/66 Matters for future discussion**

None.

## **20/67 To confirm the date of the next meeting – Tuesday 21<sup>st</sup> July 2020**

It was agreed that the meeting would be held on the third Tuesday in July instead of the fourth Tuesday.

The Chairman declared the meeting closed at 20.01 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

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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 15.07.20: Site visited 9.12.19. 'Investigation' (no change from previous report). **Note:** following the recent sale of the property this activity appears to have ceased.
- 2 **SE19/552 (15.10.19):** Breach of condition 13 of planning permission P19/S0538/FUL (tree protection measure). Status as at 15.07.20: '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 15.07.20: '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 15.07.20: Site visited 01.06.20. 'Investigation' (no change from previous report). **Note:** recent email correspondence suggests this sign would be removed by 18.07.20.
- 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 15.07.20: Letter sent 5/5/20 'Negotiations ongoing'.
- 6 **SE20/46 (6.2.20):** Without planning permission the undertaking of engineering operations. Status as at 15.07.20 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 15.07.20: Site visited 19.3.20 **Case closed** – not expedient.
- 8 **SE20/120 (31.3.20):** Without consent works to a listed building. Status as at 15.07.20: **Case closed:** no breach.
- 9 **SE20/156 (11.5.20):** Without consent the display of flag adverts in an AONB. Status as at 15.07.20: 'Investigation' (no change from previous report).
- 10 **SE20/224 (25.6.20):** Without planning permission the installation of an air conditioning unit. Status as at 15.07.20: 'Investigation' (new this month)

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