

GORING-ON-THAMES PARISH COUNCIL

**Members are summoned to a meeting of the Planning Committee, to be held on Tuesday 15
September 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. To receive apologies for absence and to approve the reasons given (LGA 1972 s85(1)).
2. 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)
3. 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.
4. To approve minutes of the meeting held on 25 August 2020.
5. Matters arising from those minutes not elsewhere on the agenda.

Michael Ward, Assistant Clerk to the Council

10 September 2020

GORING-ON-THAMES PARISH COUNCIL

6. In response to additional information provided by SODC, to reconsider Planning Applications as requested by SODC:

6.1 P20/S0767/FUL - Land to rear of Cleeve Cottages Icknield Road Goring RG8 0DG

Erection of four terraced dwellings with associated parking and amenity space

6.2 P20/S2373/FUL - Former Lloyds Bank High Street Goring RG8 9AT

Change of Use of part A5 user class (Hot Food Takeaway) to A3 user class (Restaurant), Sui Generis use as taxi office and residential use at first floor to remain.

7. To review the following Applications:

7.1 P20/S2495/HH - 3 Milldown Road Goring RG8 0BA

Remove existing timber garden rooms x 2, replace with a single timber garden room. Garden room will be used for personal leisure activities and occasional office to work from home.

7.2 P20/S2961/FUL - Land at Glendale Elmhurst Road Goring RG8 9BN

Erection of a 3-bedroom detached dwelling.

7.3 P20/S2910/FUL - The Orchard Manor Road Goring RG8 9DP

Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation.

7.4 P20/S2989/FUL - Buildings adjacent 1 Grove Farm Cottages Grove Farm Goring RG8 0LU

Removal of 2 bays of existing agricultural portal frame building and relocation of its access opening. Alterations to existing traditional brick and flint building to (phase A) provide additional rooms to adjoining Cottage at No1 and (phase B) create new independent dwelling. Provision of garden, parking and new access for new dwelling.

7.5 P20/S3006/HH - 94 Elvendon Road Goring RG8 0DR

Part single, part double storey rear extension, Part garage conversion. Additional window to ground floor shower room.

7.6 P20/S3082/HH - Waterfield Cottage Manor Road Goring RG8 9EN

Demolition of existing single storey open fronted storage element, and erection of one and a half storey side extension and erection of orangery.

Michael Ward, Assistant Clerk to the Council

10 September 2020

GORING-ON-THAMES PARISH COUNCIL

8. To note the following South Oxfordshire District Council decisions:

8.1 **P20/S1920/FUL** – 11 Valley Close Goring RG8 0AN

Proposed single storey addition to existing rear elevation with removal of pitched roof to existing rear extension.

(GPC No Objections) **Granted**

9. To consider the following Tree Preservation Order:

9.1 **TPO 20S21** - Land north of Springhill Road, Goring, RG8 0BY

10. To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO) and Permitted Development for the following applications:

10.1 **P20/S3251/DIS** – Primrose Cottage Fairfield Road Goring RG8 0EU

Discharge of condition 4 - tree protection on application ref. P19/S2458/HH Side and rear two storey extension.

11. To note and review planning applications and decisions reported by West Berkshire Council
None to note

12. Affordable Housing

12.1 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.

13. To review Community Infrastructure Levy (CIL) status / payments

14. To note reports of action by SODC in respect of enforcement notices and consider reporting issues not already being progressed by SODC (Appendix 1)

15. To consider correspondence received

15.1 email dated 1 September 2020 concerning Planning application P19/S2923/O Manor Road, Goring sent to SODC and copied to Goring Parish Council

16. Matters for future discussion

17. To confirm the date of the next meeting – Tuesday 20th October 2020 (please note this is the third rather than fourth Tuesday of the month)

Michael Ward, Assistant Clerk to the Council

10 September 2020

GORING-ON-THAMES PARISH COUNCIL

Authority to Hold Virtual Public Meetings

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LAPCP 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, 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 25 August 2020 at 7.30pm, Virtual Meeting

Members Present:

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

Officers Present:

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

12 members of the public were present at the meeting

20/85 To receive apologies for absence

Mary Bulmer (MBu).

20/86 To receive declarations of interests

None declared

20/87 Public forum

No comments recorded

20/88 To approve minutes of the meeting held on 21 July 2020.

Resolved: The minutes were approved and signed.

20/89 Matters arising from those minutes not elsewhere on the agenda.

None identified.

Michael Ward, Assistant Clerk to the Council

10 September 2020

GORING-ON-THAMES PARISH COUNCIL

20/90 To review the following Applications:

1. **P20/S2239/HH - Primrose Cottage Fairfield Road Goring RG8 0EU** - Variation of condition 3 (Materials) - change existing house from red brick painted white to white render and change extension from white render to red facing brickwork on planning application P19/S2458/HH. Side and rear two storey extension.
Resolved: That GPC has no objections
2. **P20/S2304/HH - Primrose Cottage Fairfield Road Goring RG8 0EU** - New external staircase to existing outbuilding (it was noted that the closing date for responses to this application has passed)
Resolved: That GPC has a response: No residential use
3. **P20/S2349/FUL - Gatehampton Farmhouse Gatehampton Road Goring RG8 9LU** - Amendment to planning permission reference P19/S1283/HH, for changes to the first floor extension and revision to the garage building. Omission of basement to garage. Increase of garage length by 2m. Increase in garage height by 600mm. Revision to front elevation to include single door, circular window and facing flintwork.
Resolved: That GPC has no objections
4. **P20/S2373/FUL - Former Lloyds Bank High Street Goring RG8 9AT** - Change of Use of part A5 user class (Hot Food Takeaway) to A3 user class (Restaurant), Sui Generis use as taxi office and residential use at first floor to remain
Resolved: That GPC Objects for the following reasons:
 - Concerned that fire escape routes from the restaurant area have not been adequately considered
 - The signage (which has already been installed without planning permission) is not sensitive or appropriate to the conservation area in which the building is situated
 - There should be additional measures for mitigating the smell following complaints from neighbours
 - Not clear that there are sufficient recycling and waste facilities for the expanded business
5. **P20/S2452/HH – Thurle Down Bridle Way Goring RG8 0HS** - Extension of existing bungalow.(as amplified by bat report received 10 August 2020)
Resolved: That GPC has no objections
6. **P20/S2488/FUL – 43 Springhill Road Goring RG8 0BY** - Residential development of 52 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks.
The Committee members thanked Enid Worsley and Mike Stares for their help in producing the document previously circulated outlining how the application relates to site GNP6 identified in the Neighbourhood Plan.
Resolved: That GPC Objects for the following reasons: As detailed in the attached document (Appendix A), and in addition:

Michael Ward, Assistant Clerk to the Council

10 September 2020

GORING-ON-THAMES PARISH COUNCIL

We do not consider that the travel statement, produced in 2016, fully addresses the impact of vehicle movement on Wallingford Road.

We are extremely concerned that although the travel statement obviously relates to the site, the overall impact of vehicle movement needs to be revisited due to the following:

- a. The travel statement indicates that the development will only generate 32 vehicles yet there is parking for some 118 vehicles, therefore we believe the number of vehicles to be seriously under estimated.
- b. Due to the change in the form of occupancy in Waltham Court, a multi occupancy development off Mill Road, the number of vehicles increased dramatically causing overspill into Mill Road, with these additional vehicles accessing Wallingford Road.
- c. The new Elegant Homes development off Icknield Road will generate further vehicles accessing the Wallingford Road.

The travel statement indicates speeds in excess of 40mph were recorded and the proposed development will add to the number of vehicles using the Wallingford Road, yet there is no proposal as part of the planning application to address this problem. We fully support the matters raised by the MIGGS submission which includes the need to provide safe crossing due to the problem of speeding along the Wallingford Road. The width of the pavement along the western side of Wallingford, which in some places is only 0.5m, has not been adequately addressed.

We believe that OCC Highways should consider the above matters and determine what needs to be done to reduce the impact of the significantly increased vehicle movement generated by the proposed new development, and the need for safe crossing points and adequate provision for mobility impaired citizens. Measures to help reduce speeding to below the 30 mph speed limit should also be agreed with the developer.

7. **P20/S2597/HH – 45 Springhill Road Goring RG8 0BY** – Convert existing garage a study (sic), add a loft dormer window to the rear and brick up existing side door entrance.
Resolved: That GPC has no objections

20/91 To note the following South Oxfordshire District Council decisions:

1. **P20/S0017/FUL – Heathercroft Elvendon Road Goring RG8 0DT** – Demolition of existing dwelling and outbuildings and the erection of three dwellings with detached garages. Associated landscaping works to include the formation of a new access (amplified and amended by plans and information received 23 April 2020)
(GPC No Objections but with comments) **Granted**

Michael Ward, Assistant Clerk to the Council

10 September 2020

GORING-ON-THAMES PARISH COUNCIL

2. **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.
(GPC No Objections but with comments) **Granted**
3. **P20/S1841/HH – 2 Cleeve Down Goring RG8 0HB** – Proposed front and rear single storey extensions.
(GPC No Objections) **Granted**
4. **P20/S2221/HH – 18 Heron Shaw Goring RG8 0AU** – First floor extension over garage (as amended by additional drawing 20080-P016 to provide parking details received on 16 July 2020).
(GPC Has a Response) **Granted**

20/92 To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO) and Certificates of Lawful Development for the following applications:

1. **P20/S2681/DIS – Grange Court Grange Close Goring RG8 9DL** – Discharge of conditions 4(flood depth), 6(landscaping) & 11(archaeological watching brief) on P19/S2397/FUL. Alteration & extension of two existing apartments to form one single family dwelling, plus off-street parking
2. **P20/S2804/MPO – Land to the rear of Cleeve Cottages, Goring-on-Thames RG8 0DG** - Modification of the Planning Obligation of P16/S3001/O to read as follows: 1.2 not to allow or permit Occupation of "the sixth" dwelling until the Affordable Housing contribution has been paid to the District Council.

Both were noted.

20/93 To note and review planning applications and decisions reported by West Berkshire Council

None to note.

20/94 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.

20/95 To review Community Infrastructure Levy (CIL) status / payments

Nothing to report.

20/96 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 B were duly noted.

Michael Ward, Assistant Clerk to the Council

10 September 2020

GORING-ON-THAMES PARISH COUNCIL

20/97 To consider any appropriate action to be taken concerning building activity at Nuns Acre Boathouse

It was reported that the owner had been trying to sort out drainage problems. There was no evidence of any untoward activity.

Resolved: No action necessary

20/98 To consider correspondence received

None.

20/99 Matters for future discussion

None.

20/100 To confirm the date of the next meeting – Tuesday 22nd September 2020

The Chairman declared the meeting closed at 20.20 hrs.

Abbreviations (where used):

GPC Goring on Thames Parish Council

OCC Oxfordshire County Council

MFR Maggie Filipova-Rivers

CIL Community Infrastructure Levy

NP Neighbourhood Plan

SODC South Oxfordshire District Council

Michael Ward, Assistant Clerk to the Council

10 September 2020

GORING-ON-THAMES PARISH COUNCIL

APPENDIX B

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 09.09.20: 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 09.09.20: Site visited 16.09.20. '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 09.09.20: 'Investigation' (no change from previous report).
- 4 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 09.09.20: Letter sent 5.5.20. Site visited 20.5.20. 'Negotiations ongoing'. (No change from previous report).
- 5 SE20/156 (11.5.20):** Without consent the display of flag adverts in an AONB. Status as at 09.09.20: 'Investigation' (no change from previous report).
- 6 SE20/224 (25.6.20):** Without planning permission the installation of an air conditioning unit. Status as at 09.09.20: 'Major Monitoring' (no change from previous report).

Michael Ward, Assistant Clerk to the Council

10 September 2020