

GORING-ON-THAMES PARISH COUNCIL

**Members are summoned to a meeting of the Planning Committee, to be held on Tuesday 25 August 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 21 July 2020.
5. Matters arising from those minutes not elsewhere on the agenda.

Michael Ward, Assistant Clerk to the Council

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6. To review the following Applications:

6.1 **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.

6.2 **P20/S2304/HH** Primrose Cottage Fairfield Road Goring RG8 0EU

New external staircase to existing outbuilding.

6.3 **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.

6.4 **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.

6.5 **P20/S2452/HH** - Thurle Down Bridle Way Goring RG8 0HS

Extension of existing bungalow.(as amplified by bat report received 10 August 2020).

6.6 **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.

6.7 **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.

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

7.1 **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**

7.2 **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**

Michael Ward, Assistant Clerk to the Council

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7.3 **P20/S1841/HH** - 2 Cleeve Down Goring RG8 0HB

Proposed front and rear single storey extensions
(GPC No Objections) **Granted**

7.4 **P20/S2221/HH** - 18 Heron Shaw Goring RG8 0AU

First floor extension over garage (as amended by addition drawing 20080-P016 to provide parking details received on 16 July 2020).
(GPC Has a response) **Granted**

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

9.1 **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

9.2 **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.

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 consider any appropriate action to be taken concerning building activity at Nuns Acre Boathouse.

15 To consider correspondence received

16 Matters for future discussion

17 To confirm the date of the next meeting – Tuesday 22nd September 2020

Michael Ward, Assistant Clerk to the Council

20 August 2020

GORING-ON-THAMES PARISH COUNCIL

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

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 21 July 2020 at 7.30pm, Virtual Meeting

Members Present:

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

Officers Present:

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

No members of the public were present at the meeting

20/68 Appointment of Vice Chairman

Sonia Lofthouse was proposed by Matthew Brown, seconded by Bryan Urbick and duly elected unanimously as Vice Chairman.

20/69 To receive apologies for absence

David Brooker (DB) and Mary Bulmer (MBu).

20/70 To receive declarations of interests

None declared

20/71 Public forum

No comments

20/72 To approve minutes of the meeting held on 23 June 2020.

Resolved: The minutes were approved and signed.

Michael Ward, Assistant Clerk to the Council

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20/73 Matters arising from those minutes not elsewhere on the agenda.
None identified.

20/74 To review the following Applications:

1. **P20/S1920/HH – 11 Valley Close Goring RG8 0AN** – Extension to existing single storey rear extension
Resolved: That GPC has no objections
2. **P20/S2221/HH – 18 Heron Shaw Goring RG8 0AU** – First floor extension over garage
Resolved: That GPC has a response: The parking plan submitted only allows for 2 cars, which the Committee did not feel was sufficient for a 5 bedroom house. The dwelling is at the end of a cul-de-sac where any on-street parking will cause problems for vehicles turning.

20/75 To note the following South Oxfordshire District Council decisions:

1. **P19/S4571/FUL – Land adjacent to Pips Barn Gatehampton Road Goring RG8 9LU** – Barn for B1 use
(GPC Objects) **Refused**
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**
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**
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**
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**
6. **P20/S1609/HH – 8 Milldown Avenue Goring RG8 0AG** - Proposed alterations, refurbishment and extension.
(GPC No Objections) **Granted**

Michael Ward, Assistant Clerk to the Council

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All were duly noted.

20/76 To note Discharge of Conditions and Certificates of Lawful Development for the following applications:

None to note.

20/77 To note and review planning applications and decisions reported by West Berkshire Council

None to note.

20/78 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.

20/79 To review Community Infrastructure Levy (CIL) status / payments

Nothing to report.

20/80 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.

20/81 To note the new SODC procedure for considering planning applications (letter from Councillor Anne-Marie Sampson Cabinet Member for Planning dated 15 June 2020) (Appendix 2)

MW confirmed that in accordance with the new procedure, copies of all responses were being sent to our District Councillor (MFR) in addition to the planning officer concerned.

20/82 To consider correspondence received

Email dated 14th July 2020 concerning proposal for a Goring Tennis Club toilet facility and associated plans at Sheepcote Recreation Ground (previously circulated to Planning Committee Members).

It was agreed that this should be considered at the next full Council Meeting.

20/83 Matters for future discussion

None.

20/84 To confirm the date of the next meeting – Tuesday 25th August 2020

The Chairman declared the meeting closed at 19.42 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

20 August 2020

GORING-ON-THAMES PARISH COUNCIL

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 19.08.20: 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 19.08.20: Site visited 16.09.20. 'Investigation'
- 3 **SE19/654 (6.12.19)**: Without planning permission, erection of fence over 1 metre adjacent to road. Status as at 19.08.20: '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 19.08.20: Site visited 01.06.20. 'Investigation' (no change from previous report). **Case Closed** – voluntary compliance.
- 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 19.08.20: Letter sent 5.5.20. Site visited 20.5.20. 'Negotiations ongoing'.
- 6 **SE20/46 (6.2.20)**: Without planning permission the undertaking of engineering operations. Status as at 19.08.20 **Case closed** – no breach.
- 7 **SE20/156 (11.5.20)**: Without consent the display of flag adverts in an AONB. Status as at 19.08.20: 'Investigation' (no change from previous report).
- 8 **SE20/224 (25.6.20)**: Without planning permission the installation of an air conditioning unit. Status as at 19.08.20: 'Major Monitoring'

Michael Ward, Assistant Clerk to the Council

20 August 2020