

GORING-ON-THAMES PARISH COUNCIL

**Members are summoned to a meeting of the Planning Committee, to be held on Tuesday 24
November 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 20 October 2020.
5. Matters arising from those minutes not elsewhere on the agenda.
6. To review the following Applications:

6.1 P20/S3832/HH - Chalfont Croft Road Goring RG8 9ES

Amendment : No. 1 - dated 11th November 2020 Addition of x2 high level rooflights to north and east pitches of new extension roof. Slate roof covering to rear single storey extension. (As amended

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and clarified by Agent's email and drawings received 11 November 2020, with the Elevations annotated to show the floor level and the roof light heights above floor level)

6.2 P20/S3858/FUL - Sheepcot Recreation Ground, Goring Tennis Club Gatehampton Road Goring RG8 0EN

Erection of purpose built disabled toilet unit

6.3 P20/S3945/HH - Upper Gatehampton House Gatehampton Road Goring RG8 9LT

Outdoor swimming pool

6.4 P20/S3979/FUL - Thurle Down Bridle Way Goring RG8 0HS

Demolition of existing dwelling house and construction of replacement dwelling complete with associated external works.

6.5 P20/S4051/FUL - Heathercroft Elvendon Road Goring RG8 0DT

Variation of conditions 2 (Approved plans) & 10 (Landscaping) on application P20/S0017/FUL
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

6.6 P20/S4126/HH - 6B Summerfield Rise Goring on Thames Oxfordshire RG8 0DS

Construction of single storey rear and side extensions with the addition of a dormer window and roof light to existing pitched roof.

6.7 P20/S4137/HH - 33 Springhill Road Goring RG8 0BY

Single storey front alterations/extension replacing integral garage with study. Erection of bike store/shed.

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

7.1 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.

Granted (GPC had no objections)

7.2 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.

Granted (GPC had no objections)

7.3 P20/S2452/HH – Thurle Down Bridle Way Goring RG8 0HS

Extension of existing bungalow.

Granted (GPC had no objections)

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7.4 P20/S2961/HH – Land at Glendale Elmhurst Road Goring RG8 9BN

Erection of a 3-bed detached dwelling

Granted (GPC had a response)

7.5 P20/S3471/N5B - Junction of Station Road with Red Cross Road Goring RG8 9HG

Change of use of ground floor from hairdressers to two flats

Withdrawn prior to determination on 11th November 2020 (GPC was not consulted but made representations)

8. To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO), Change of Use (N5B) and Permitted Development for the following applications:

8.1 P20/S3852/DIS – Heathercroft Elvendon Road Goring RG8 0DT

Discharge of condition 3 - surface water drainage, 4 - foul water drainage, 5 - biodiversity mitigation and enhancement strategy, 7 - bat licence, 8 - schedule of materials and 9 - lighting spill mitigation on application ref. P20/S0017/FUL 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.

8.2 P20/S3947/DIS – Owl Dene Mill Road Goring RG8 9DD

Discharge conditions 5 Drainage and 6 Parking on planning application P20/S1621/HH Demolition of flat roof existing garage, proposed new oak frame two-bay garage.

8.3 P20/S4191/DIS - 3 Elmcroft Goring RG8 9EU

Discharge of conditions: 4 - Schedule of Materials, 5 - Construction Traffic Management & 13 - Surface Water Drainage on application P19/S3011/FUL.

Variation of condition 2 (drawings) - alteration of design of the dwellings on application ref. P18/S2900/FUL. Erection of 2 dwellings.

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

10. Affordable Housing

10.1 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.

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

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

13. To consider correspondence received

14. Matters for future discussion

15. To confirm the date of the next meeting – Tuesday 15th December 2020 (please note change of date)

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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 18.11.20: 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 18.11.20: 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 18.11.20: Case closed. 'No expedient'
- 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 18.11.20: Letter sent 5.5.20. Site visited 20.5.20, 1.10.20. 'Negotiations ongoing'. (no change from previous report).
- 5 SE20/224 (25.6.20):** Without planning permission the installation of an air conditioning unit. Status as at 18.11.20: Letter sent 5.5.20. Site visited 20.5.20, 1.10.20. 'Major Monitoring'. (no change from previous report).
- 6 SE20/404 (9.11.20):** Development not built in accordance with the approved plans for P19/S1699/FUL Additional flues on roof (new this report).
- 7 Reported to SODC (6.11.20):** Apparent building work for which no corresponding planning permission could be found (not on SODC website 19.11.20).

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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 20 October 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)

Observer:

Councillor	Tony Virgo-Harris (TVH)
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Officers Present:

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

3 members of the public were present at the meeting

20/118 To receive apologies for absence

Mary Bulmer (MBu).

20/119 To receive declarations of interests

None declared

20/120 Public forum

Two members of the public commented on application P20/S3061/HH, contending that the proposed front and rear balconies would overlook neighbouring properties.

20/121 To approve minutes of the meeting held on 15 September 2020.

Resolved: The minutes were approved and signed.

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20/122 Matters arising from those minutes not elsewhere on the agenda.
None identified.

20/123 To review the following Applications:

1. **P20/S2961/FUL – Land at Glendale Elmhurst Road Goring RG8 0BA – Erection of a 3-bedroomed detached dwelling.** (Amended plans received 12 October 2020 to show an increase in the amount of soft ground at the front of the site to allow for more landscaping design and details regarding the raised planter).

Resolved: That GPC has a response:

Subject to Forestry Officer concerns being satisfied

2. **P20/S3061/HH – Timbers Cleeve Road Goring RG8 9DA – Demolition of existing garage and flat roof extensions. Erection of new to storey side extensions and front entrance porch, existing flat roof dormer to rear of roof removed and replaced with new pitched roof dormers.**

Resolved: That GPC Objects for the following reasons:

- Front and rear balconies overlook adjacent properties; contravenes South Oxfordshire “saved policies from the Local Plan 2011” Policy H13 Extensions to dwellings or the erection and extension of ancillary buildings within the curtilage of a dwelling, will be permitted provided that:
(iii) the amenity of occupants of nearby properties is not materially harmed.
- It should be a condition that the mature trees and hedges are protected and maintained

3. **P20/S3384/LB – The Old Farmhouse Station Road Goring RG8 9HD – To replace decaying asbestos guttering with new heritage black aluminium gutters and downpipes, which will be in keeping with those on the main Old Farmhouse building and consistent with the gutters already in place on the gable-end of the Barn.**

Resolved: That GPC has no objections

20/124 To note the following South Oxfordshire District Council decisions:

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.

Granted (GPC had a response: Not to be used for residential purposes)

2. **P20/S2989/FUL – Buildings adjacent 1 Grove Farm Cottages Grove Farm Goring RG8 OLU**

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)

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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.
Granted (GPC had no objections)

3. 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.

Granted (GPC had no objections)

4. 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.

Granted (GPC had no objections)

All were noted.

20/125 To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO), Change of Use (N5) and Permitted Development for the following applications:

1. P20/S3280/DIS – The Pavilion Thames Road Goring RG8 9AH

Discharge condition 3 Materials on planning application P19/S3274/FUL 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.

2 P20/S3351/DIS – 10 Heron Shaw Goring RG8 0AU

Discharge of condition 3 - materials on application ref. P18/S1166/HH Proposed 2 storey side and single storey rear extension following demolition of attached garage and sun-room.

3 P20/S3471/N5B - Junction of Station Road with Red Cross Road Goring RG8 9HG

Change of use of ground floor from hairdressers to two flats

All were noted.

The Committee requested that clarification be sought on whether the change of use application P20/S3471/N5B also allowed modifications to be made to the interior of the property in an area of AONB.

Action A1: MW to contact the Planning Officer to confirm if a separate application would need to be made for internal alterations to the property.

20/126 To note and review planning applications and decisions reported by West Berkshire Council

None to note.

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20/127 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.

It was noted that SODC has over £4.3m unspent in the Affordable Housing Fund which can be applied for. It was also noted that the developer of Ash Hurst has indicated they are amenable to providing one or two affordable houses as part of the application for 4 additional houses.

Action carried forward.

20/128 To review Community Infrastructure Levy (CIL) status / payments

The Clerk reported that £4,926.11 was due to be received at the end of October in respect of P19/S1853/FUL (Linwood Limetree Road Goring RG8 9EY), second instalment (40%).

20/129 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.

20/130 To consider correspondence received

1. Letter dated ? October 2020 concerning a structure within the grounds of Glendale House, Elmhurst Road.

Noted by the Committee,

2. Email dated 15 October 2020 from SODC Planning Officer concerning the Fish and Chip shop signage at the former Lloyds Bank Building in Goring High Street

Action A2: MW to suggest the Conservation Officer and Enid Worsley might be able to advise on what style of signage would be appropriate for the premises.

20/131 Matters for future discussion

None.

20/132 To confirm the date of the next meeting – Tuesday 24th November 2020

The Chairman declared the meeting closed at 20.05 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

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