

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 15 September 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)

11 members of the public were present at the meeting

20/101 To receive apologies for absence

Mary Bulmer (MBu).

20/102 To receive declarations of interests

None declared

20/103 Public forum

No comments recorded

20/104 To approve minutes of the meeting held on 25 August 2020.

Resolved: The minutes were approved and signed.

20/105 Matters arising from those minutes not elsewhere on the agenda.

None identified.

Signed:

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20/106 **In response to additional information provided by SODC to reconsider Planning Applications as requested by SODC:**

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. Members felt that the additional information provided did not warrant them revoking their objection. Furthermore they wished to re-emphasise the effect on the AONB that approving this application would result in.

Resolved: That GPC objects for the following reasons:

The Neighbourhood Plan was put together with affordable housing as a key aspect to allow housing development in an AONB. The NPPF para 172 asserts protection for the AONB, with developments allowed only when in the public interest. Affordable housing that is in the public interest could override some of the AONB issues. This was confirmed in the Examination Public Meeting, and later in the report. The Examiner was keen that all sites delivered affordable housing, not simply ‘payment in lieu’, and indeed asked for the SODC policy to ensure that affordable housing would actually be built to address the housing need. The appeal decision highlighted in the Planning Officer’s email to the Council is not addressing the issue of AONB and/or affordable housing, so does not seem relevant to the Goring Parish Council’s objection. Yes, there were approximately 14 houses designated to this site in the Goring Neighbourhood Plan, but that is with the public need of affordable housing being addressed so as to overcome the AONB restrictions. Additionally we do not accept that by submitting two separate applications, the requirement for affordable housing based on what will now be a total of 14 houses on the site is obviated.

Furthermore, we consider the loss of the grassland area is not acceptable in this AONB.

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), Su Generis use as a taxi office and residential use at first floor to remain.**

Members felt that although the additional information provided did address some of the reasons for their previous objection, they were still concerned that this change of use would result in over intensification of the use of the premises, and that the new signage already installed did not respect the conservation area.

Resolved: That GPC objects for the following reasons:

Over-intensification of use of the building within the Conservation Area; signage does not respect the Conservation Area.

20/107 **To review the following Applications:**

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.

Resolved: That GPC has a response:

Not to be used for residential purposes

Signed:

GORING-ON-THAMES PARISH COUNCIL

2. **P20/S2961/HH – Land at Glendale Elmhurst Road Goring RG8 9BN – Erection of a 3-bedroomed detached dwelling**
Resolved: That GPC has no objections
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**
Resolved (majority, with 1 objection to the application): That GPC has a response to this application:
Existing house must not become a separate dwelling
4. **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) 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.**
Resolved: That GPC has no objections
5. **P20/S3006/HH – 94 Elvendon Road Goring RG8 ODR - Part single, part double storey rear extension, Part garage conversion. Additional window to ground floor shower room.**
Resolved: That GPC has no objections
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.**
Resolved: That GPC has no objections

20/108 To note the following South Oxfordshire District Council decisions:

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**

20/109 To consider the following Tree Preservation Order:

1. **TPO 20521 – Land north of Sringhull Road Goring RG8 0BY**
Noted with No Objections

20/110 To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO) and Certificates of Lawful Development for the following applications:

1. **P20/S3251/DIS – Primrose Cottage Fairfield Road Goring RG8 0EU – Discharge of conditions 4 – tree protection on application ref. P19/S2458.HH Side and rear two storey extension.**

Noted.

Signed:

GORING-ON-THAMES PARISH COUNCIL

20/111 To note and review planning applications and decisions reported by West Berkshire Council

None to note.

20/112 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 £4m unspent in the Affordable Housing Fund, and it is likely communities will be able to apply.

Action carried forward.

20/113 To review Community Infrastructure Levy (CIL) status / payments

Nothing to report.

20/114 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.

20/115 To consider correspondence received

1. E-mail dated 1 September 2020 concerning planning application P19/S2923/O Manor Road Goring, sent to SODC and copied to Goring Parish Council

Noted.

20/116 Matters for future discussion

None.

20/117 To confirm the date of the next meeting – Tuesday 20th October 2020

The Chairman declared the meeting closed at 20.12 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

Signed:

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 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).

Signed: