

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

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.

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)

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.

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)

Signed:

GORING-ON-THAMES PARISH COUNCIL

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) 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 ODR

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 (NB5) 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 OAU

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.

Signed:

GORING-ON-THAMES PARISH COUNCIL

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

None to note.

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

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 14.10.20: 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 14.10.20: 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 14.10.20: '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 14.10.20: Letter sent 5.5.20. Site visited 20.5.20, 1.10.20. 'Negotiations ongoing'. (Additional site visit since previous report).
- 5 **SE20/156 (11.5.20)**: Without consent the display of flag adverts in an AONB. Status as at 14.10.20: Voluntary compliance – case closed.
- 6 **SE20/224 (25.6.20)**: Without planning permission the installation of an air conditioning unit. Status as at 14.10.20: 'Major Monitoring' (no change from previous report).

Signed: