

GORING-ON-THAMES PARISH COUNCIL

**Members are summoned to a meeting of the Planning Committee, to be held on Tuesday 15
December 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 24 November 2020.
5. Matters arising from those minutes not elsewhere on the agenda.
6. To review the following Applications:

6.1 P20/S0767/FUL - Land to the Rear of Cleeve Cottages Icknield Road Goring RG8 0DG
Erection of four terraced dwellings with associated parking and amenity space.

Michael Ward, Assistant Clerk to the Council

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6.2 P20/S2488/FUL - 43 Springhill Road Goring RG8 0BY

Residential development of 49 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks (as amended by submission dated 18 November 2020).

6.3 P20/S4327/HH - 23 Springhill Road Goring RG8 0BY

Demolition of existing rear lean-to and erection of a single storey side extension to create larger kitchen with lantern roof light and new dining area, additional utility space with rooflight and new WC with rooflight.

6.4 P20/S4449/FUL - Station Road Goring RG8 9HG

Change of use of hairdressers (A1) to two flats.

6.5 P20/S4550/HH - 10 Lockstile Way Goring Reading RG8 0AJ

Conversion of garage into a new kitchen and internal remodelling.

6.6 P20/S4556/HH - 6 Lockstile Mead Goring Reading RG8 0AE

Demolition of existing conservatory. Erection of new side and rear ground floor extensions and first floor side extension and addition of partial pitched roof over existing garage.

6.7 P20/S4579/HH - Mulberry Croft Limetree Road Goring Reading RG8 9EY

Proposed single-storey rear extension and detached rear outbuilding.

6.8 P19/S1612/HH - Bridge House Thames Road Goring RG8 9AH

Addition of new boundary garden wall to front of property. (Arboricultural Report received 2 September 2019). (As amended by drawing received 7 December 2020).

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

7.1 P20/S2989/FUL – Buildings adjacent 1 Grove Farm Cottages Grove Farm, Grove Road 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.

Granted (GPC had no objections)

7.2 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)**

7.3 P20/S3061/HH – Timbers Cleeve Road Goring RG8 9DA

Demolition of existing garage and flat roof extensions. Erection of new two storey side extensions and front entrance porch, existing flat roof dormer to rear of roof removed and replaced with new pitched roof dormers (as amended by drwgn0 PL-002B to introduce full height obscure glazed side panels to the rear facing balcony received on 20/11/2020). **Granted (GPC objected)**

Michael Ward, Assistant Clerk to the Council

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7.4 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)

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

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 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) (Further amended plans received 20 November showing removal of chimney)

Granted (GPC had no objections)

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/S3818/N1A - 12 A The Old Bakehouse High Street Goring RG8 9AR

Change of use from Offices to dwellinghouse.

8.2 P20/S4324/DIS – West Croft Cleeve Road Goring RG8 9BG

Discharge of condition 8 - turning areas and car parking on application ref. P20/S0665/FUL (Demolition of existing dwellinghouse, construction of replacement family home with ancillary outbuildings, parking and amenity space, landscaping, and associated works).

9. To consider response to P19/S2923/O to be made at SODC Planning Committee Meeting to be held 16.10.20
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 correspondence received
15. Matters for future discussion
16. To confirm the date of the next meeting – Tuesday 27th January 2021

Michael Ward, Assistant Clerk to the Council

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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 09.12.20: 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 09.12.20: Site visited 16.07.20. 'Investigation' (no change from previous report).
- 3 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 09.12.20: Letter sent 5.5.20. Site visited 20.5.20, 1.10.20. 'Monitoring'.
- 4 SE20/204 (c11.6.20):** Use of the land for residential purposes in breach of an extant enforcement notice. Status as at 09.12.20: 'Investigation'.
- 5 SE20/224 (25.6.20):** Without planning permission the installation of an air conditioning unit. Status as at 09.12.20: 'Investigation' (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. Status as at 09.12.20 'Investigation'.
- 7 SE20/416 (20.11.20):** Without planning permission the extension of a building housing flats. Status as at 09.12.20 'Investigation'.

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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 24 November 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)

1 members of the public was present at the meeting

20/133 To receive apologies for absence

Mary Bulmer (MBu).

20/134 To receive declarations of interests

None declared

20/135 Public forum

One member of the public commented on P20/S3471/N5B. It was noted that a full planning application for this work is expected to be submitted.

20/136 To approve minutes of the meeting held on 20 October 2020.

Resolved: The minutes were approved and signed.

20/137 Matters arising from those minutes not elsewhere on the agenda.

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None identified.

20/138 To review the following Applications:

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 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)

Resolved: That GPC has no objections (1 abstention)

2. P20/S3858/FUL - Sheepecot Recreation Ground, Goring Tennis Club Gatehampton Road Goring RG8 0EN

Erection of purpose built disabled toilet unit

Resolved: That GPC has no objections

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

Outdoor swimming pool.

Concerns were expressed that there could be a problem with light pollution.

Resolved: That GPC has a response:

No objections subject to adequate preventative measures to prevent excessive light pollution.

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.

Resolved: That GPC has no objections

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

Resolved: That GPC has no objections

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.

Resolved: That GPC has no objections

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

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

Resolved: That GPC has no objections (1 abstention)

20/139

To note the following South Oxfordshire District Council decisions:

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)

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)

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

Extension of existing bungalow.

Granted (GPC had no objections)

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

Erection of a 3-bed detached dwelling

Granted (GPC had a response)

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)

All were noted.

20/140

To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO), Change of Use (NB5) and Permitted Development for the following applications:

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.

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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.

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.

All were noted.

20/141 To note and review planning applications and decisions reported by West Berkshire Council

None to note.

20/142 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 the developer of the land at the rear of Cleeve Cottages, Icknield Road (now known as Ash Hurst) has agreed to amend the planning application to include one affordable house. The application is expected to be discussed at the next meeting.

20/143 To review Community Infrastructure Levy (CIL) status / payments

Nothing new to report.

20/144 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. It was also noted that work on SE20/416 was taking place daily, including weekends. MFR agreed to take this up with the enforcement officer.

20/145 To consider correspondence received: None.

20/146 Matters for future discussion: None.

20/147 To confirm the date of the next meeting – Tuesday 15th December 2020

The Chairman declared the meeting closed at 20.10 hrs.

Abbreviations (where used):

GPC	Goring on Thames Parish Council	CIL	Community Infrastructure Levy
OCC	Oxfordshire County Council	NP	Neighbourhood Plan
MFR	Maggie Filipova-Rivers	SODC	South Oxfordshire District Council

Michael Ward, Assistant Clerk to the Council

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