

# GORING-ON-THAMES PARISH COUNCIL

Members are summoned to a meeting of the Planning Committee, to be held on Tuesday 26 January 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 4<sup>th</sup> April 2020

LAPCP 2020, allows for the use of Virtual Public Meetings until 6<sup>th</sup> 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.

## 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 15 December 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/S4456/HH Hillcrest 37 Springhill Road Goring RG8 0BY**

Thermal upgrade - external insulation and clear glass roof lights on the east, west and north face of the eastern pitched roof. Open plan kitchen-diner (wall removal and ceiling removal) Upgrading of bathrooms Air-source heat pump installation.

**6.2 P20/S4603/HH The Beehive Station Road Goring RG8 9HB**

Retrospective application for the demolition of an existing single storey rear extension and the erection of a replacement extension. Re-instating of side door.

**6.3 P20/S4657/HH Haydown Elvendon Road Goring RG8 0DT**

To Erect a garden shed at the rear of the garden.

**6.4 P20/S4706/FUL Land to the west of Wallingford Road Adjacent to Sewage Works between Goring and South Stoke RG8 0JA**

Development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access.

**6.5 P20/S4779/HH Upper Gatehampton House Gatehampton Road Goring RG8 9LT**

Single storey side extension and alterations to existing garage to facilitate additional residential accommodation.

**6.6 P20/S4805/HH Hairoun Icknield Road Goring RG8 0DG**

Detached Oak Framed Garage.

**6.7 P20/S4812/HH 3 Milldown Road Goring RG8 0BA**

Two storey side and rear extension, single storey rear extension and roof conversion.

**6.8 P20/S4818/FUL Icknield Lodge Icknield Road Goring RG8 0DG**

Variation of condition 3 (Schedule of Materials) on application P18/S1108/FUL. Erection of new 5-bed dwelling with detached garage and new access from highway.

**6.9 P20/S4864/HH 51 Elvendon Road Goring RG8 0DP**

Porch and Rear Extension

**6.10 P21/S0096/HH 49 Springhill Road Goring RG8 0BY**

Demolition of existing single storey rear extension, erection of new single storey rear extension in line with neighbour. Installation of front porch and alterations. Amendment to approval P20/S1569/HH.

**6.11 P21/S0131/FUL Bromsgrove Croft Road Goring RG8 9ES**

Variation of condition 2 (approved plans - to use alternative brick and tile) in application P19/S3382/FUL. Variation of condition 2 (drawings) - omission of garage to existing dwelling and to have the existing dwelling and proposed dwelling as separate entities on application ref. P19/S0540/FUL. Demolition of existing attached triple garage and replacement with a detached triple garage, proposed railings to the front of the existing dwelling. Erection of a new 5-bed dwelling with linked garage on land to the rear.

Michael Ward, Assistant Clerk to the Council

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

## **7.1 P20/S3945/HH**

Upper Gatehampton House Gatehampton Road Goring RG8 9LT

Outdoor swimming pool. As amplified by agent's emails of 7 and 9 December in relation to drainage and noise. **Granted (GPC had a response)**

## **7.2 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. **Granted (GPC had no objections)**

## **7.3 P20/S3858/FUL**

Sheepcot Recreation Ground, Goring Tennis Club Gatehampton Road Goring RG8 0EN

Erection of purpose built disabled toilet unit. **Granted (GPC had no objections)**

## **7.4 P20/S4051/FUL**

Heathercroft Elvendon Road Goring RG8 0DT

Variation of conditions 2 (Approved plans) & 10 (Landscaping) on application P20/S0017/FUL (Additional Information received 8 December 2020) 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. **Granted (GPC had no objections)**

## **7.5 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. **Granted (GPC had no objections)**

## **7.6 P20/S4137/HH**

33 Springhill Road Goring RG8 0BY

Single storey front alterations/extension replacing integral garage with study. Erection of bike store/shed(as amended by drwngno 9504 A to remove bike store/shed received on 14 December 2020). **Granted (GPC had no objections)**

## **7.7 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. **Granted (GPC had no objections)**

## **7.8 P20/S4550/HH**

10 Lockstile Way Goring RG8 0AJ

Conversion of garage into a new kitchen and internal remodelling. **Granted (GPC had a response)**

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## 7.9 P20/S4620/AG

Mount Pleasant Farm Goring Heath RG8 7TB

Erection of portal frame general purpose agricultural building. **Granted**

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

None to note.

9. To note and review planning applications and decisions reported by West Berkshire Council

**9.1 20/03083/FULMAJ West Lodge Reading Road Streatley** Replacement House

10. To consider an application for a full variation of a Club Certificate for Goring Social Club, High Street, Goring.

11. 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.

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 23<sup>rd</sup> February 2021

Michael Ward, Assistant Clerk to the Council

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# GORING-ON-THAMES PARISH COUNCIL

## APPENDIX 1

### CURRENT SODC ENFORCEMENT NOTICES

Please note this information has been compiled from the Enforcement Notices register on the SODC Planning website. We are aware that the register may not be completely up to date.

- 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 21.1.21: Site visited 9.12.19. 'Investigation' (no change from previous report).  
**Note**: following the 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 21.1.21: 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 21.1.21: Letter sent 5.5.20. Site visited 20.5.20, 1.10.20. 'Monitoring'.
- 4 **SE20/204 (11.6.20)**: Use of the land for residential purposes in breach of an extant enforcement notice. Status as at 21.1.21: 'Investigation'.
- 5 **SE20/224 (25.6.20)**: Without planning permission the installation of an air conditioning unit. Status as at 21.1.21: '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 21.1.21 'Investigation' (no change from previous report)
- 7 **SE20/416 (20.11.20)**: Without planning permission the extension of a building housing flats. Status as at 21.1.21 'Investigation'. **Note**: a retrospective planning application has been submitted (P20/S4603/HH).
- 8 **SE21/24 (21.1.21)**: Building not built in accordance with the approved plans for P20/S0665/FUL.

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## Authority to Hold Virtual Public Meetings

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LACP 2020, allows for the use of Virtual Public Meetings until 6<sup>th</sup> 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 15 December 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)

20 members of the public were present at various stages of the meeting

### 20/148 To receive apologies for absence

Mary Bulmer (MBu).

### 20/149 To receive declarations of interests

None declared

### 20/150 Public forum

One MOP asked to be allowed to speak when item 9 on the agenda is considered. One MOP commented that with regards to application P20/S2488/FUL how could we be sure that a subsequent application would not be made to develop the triangle and menage areas excluded from the current application. One MOP explained the history behind the one affordable house now proposed in application P20/S0767/FUL. One MOP contended that even with the modifications made in the revised application, P20/S2488/FUL did not meet the criteria in the Neighbourhood Plan for site GNP6.

### 20/151 To approve minutes of the meeting held on 24 November 2020.

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**Resolved:** The minutes were approved and signed.

**20/152**        **Matters arising from those minutes not elsewhere on the agenda.**

None identified.

**20/153**        **To review the following Applications:**

**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.

It was noted that there were a number of objections to the loss of the green triangle. The developer had worked with the SODC Planning Officer and GPC to come up with the revised plan including one affordable house. One Councillor noted that there should be a restriction placed on construction traffic that it must not pass through the village centre.

**Resolved: That GPC has a response: Construction traffic must not pass through the village centre. (1 abstention)**

**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).

**Resolved: That GPC objects for the reasons given in the document placed on the website (attached to these minutes)**

**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.

**Resolved: That GPC has no objections**

**4. P20/S4449/FUL – Station Road Goring RG8 9HG**

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

Felt to be gross overdevelopment although difficult to judge without proper dimensions being shown on the plans; as it is in a conservation area the shop front appearance should be maintained; it was noted that there is already a problem with bin storage for the existing flats above the Hardware Store so a covered space for bins sufficient for these too should be provided.

**Resolved: That GPC objects for the following reasons:**

**Appears to be gross overdevelopment (plans should show square footage as it is difficult to judge without that); No provision for parking; In a conservation area so shop front appearance should be retained; Need to provide a covered space for bins (including those of the existing flats above Goring Hardware)**

**5. P20/S4550/HH – 10 Lockstile Way Goring RG8 0AJ**

Michael Ward, Assistant Clerk to the Council

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Conversion of garage into a new kitchen and internal remodelling.

**Resolved: That GPC has a response: The two parking spaces in front of the building to be retained**

**6. P20/S4556/HH – 6 Lockstile Mead Goring 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.

**Resolved: That GPC has no objections**

**7. P20/S4579/HH – Mulberry Croft Limetree Road Goring RG8 9EY**

Proposed single-storey rear extension and detached rear outbuilding.

**Resolved: That GPC has a response: The outbuilding must be ancillary to a single use dwelling**

**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).

**Resolved: That GPC objects for the following reason: plans not clear if a hedge is being removed and replaced by a wall, not acceptable in a conservation area**

20/154

To note the following South Oxfordshire District Council decisions:

**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)**

**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)**

**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 drwgno PL-002B to introduce full height obscure glazed side panels to the rear facing balcony received on 20/11/2020).

**Granted (GPC had no objections)**

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#### **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)**

#### **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)**

All were noted.

#### **20/155 To consider response to P19/S2923/O to be made at SODC Planning Committee Meeting to be held on 16.12.20:**

It was agreed that MBr would make a statement at the meeting on behalf of the Parish Council. One MOP contended that GPC's objection to this application was based on housing density which is inconsistent with its acceptance of P20/S2488/FUL. It was stated that the objection to P20/S2488/FUL was not based on density but on the fact that the development as proposed breached the ridge height. It was also noted that P19/S2923/O is an outline application, and that when a detailed application is submitted it will be discussed thoroughly and all site-specific requirements outlined in the Neighbourhood Plan would need to be met.

#### **20/156 To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO), Change of Use (NB5) and Permitted Development for the following applications:**

##### **1. P20/S3818/N1A – 12A The Old Bakehouse High Street Goring RG8 9AR**

Change of use from Offices to dwellinghouse.

##### **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).

Both were noted.

#### **20/157 To note and review planning applications and decisions reported by West Berkshire Council**

None to note.

Michael Ward, Assistant Clerk to the Council

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- 20/158 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.
- 20/159 To review Community Infrastructure Levy (CIL) status / payments**  
Around £15,000 is expected in April 2021 if the developer pays on time.
- 20/160 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.
- 20/161 To consider correspondence received:** None.
- 20/162 Matters for future discussion:** None.
- 20/163 To confirm the date of the next meeting – Tuesday 27<sup>th</sup> January 2021**

The Chairman declared the meeting closed at 20.22 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
		MOP	Member of the Public

Michael Ward, Assistant Clerk to the Council

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