

GORING-ON-THAMES PARISH COUNCIL

**Members are summoned to a meeting of the Planning Committee, to be held on Tuesday 23 March 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 23 February 2021.
5. Matters arising from those minutes not elsewhere on the agenda.
6. To review the following Applications:
 - 6.1 **P20/S4706/FUL Land to the west of Wallingford Road adjacent to Sewage Works between Goring and South Stoke RG8 0JA**

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Development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access (2021-03-02 Amended Plans to extend red line, include additional landscaping and landscape details and temporary construction compound).

6.2 P21/S0396/FUL The Orchard Manor Road Goring

Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation. Amendment No. 1 As amplified by Drainage Strategy Report November 2020 received 17 March 2021

6.3 P21/S0712/FUL Thurle Down Bridle Way Goring RG8 OHS

Variation of condition 2 (approved plans) on application ref. P20/S3979/FUL demolition and replacement of dwelling house:- addition of a basement floor.

6.4 P21/S0869/HH 5 Red Cross Road Goring RG8 9HG

Part demolition single storey. Erection single storey rear extension

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

7.1 P19/S3433/FUL Woden House Limetree Road Goring RG8 9EY

Proposed erection of a semi-detached pair of dwellings (2 x 4 bed). (As clarified by additional sequential test information accompanying Agents email dated 7 February 2020 and as amended by revised drawing nos 2590_PL100C and PL103 A addressing highway concerns and showing parking and tracking for 1 Woden House. As further clarified by surface water drainage strategy received 17 August 2020).

Planning permission REFUSED (GPC objected)

7.2 P20/S4556/HH 6 Lockstile Mead Goring RG8 OAE

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. (As clarified by revised design statement to address energy issues).

Planning permission GRANTED (GPC had no objections)

7.3 P20/S4818/FUL Ickniel Lodge Ickniel Road Goring RG8 ODG

Erection of new 5-bed dwelling with detached garage and new access from highway. Variation of Condition 2 (Approved Plans) and Condition 3 (Schedule of Materials) on application P18/S1108/FUL. (As amplified by revised application form to include condition 2 and schedule of materials received 2 February 2021).

Planning permission GRANTED (GPC had a response)

7.4 P20/S4864/HH 51 Elvendon Road Goring RG8 ODP

Porch and Rear Extension.

Planning permission GRANTED (GPC had no objections)

7.5 P20/S4897/HH 92 Elvendon Road Goring RG8 ODR

Proposed first floor side extension, garage conversion, storm porch and timber Home Office

Planning permission GRANTED (GPC had no objections)

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7.6 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.
Planning permission GRANTED (GPC had no objections)

7.7 P21/S0131/FUL Bromsgrove Croft Road Goring RG8 9ES

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. 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.
Planning permission GRANTED (GPC had no objections)

7.8 P21/S0291/HH The Little Cottage 7 Red Cross Road Goring RG8 9HG

Alteration and extension to the existing lean-to side extension to increase kitchen headroom and provide for a WC, lobby, and garden entrance.
Planning permission GRANTED (GPC had no objections)

7.9 P21/S0294/LB The Little Cottage 7 Red Cross Road Goring RG8 9HG

Alteration and extension to the existing lean-to side extension to increase kitchen headroom and provide for a WC, lobby, and garden entrance.
Planning permission GRANTED (GPC had no objections)

8. To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO), Change of Use (N5B), Tree Preservation Orders (TPO), Screening Opinion (SCR) and Certificates of Lawful Development (LDE) for the following applications:

8.1 P20/S4653/LDE Millstream House High Street Streatley RG8 9HS

CERTIFICATE OF LAWFUL DEVELOPMENT FOR: Use of land for private domestic garden and residential amenity all forming part of the dwelling house known as Millstream House, High Street, Streatley. The use includes the storage, maintenance, repair, launching and mooring of the owners' private recreational river and sea going craft.

8.2 P21/S0140/DIS The Orchard Manor Road Goring

Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation (as amended by Arboricultural Method Statement received 2nd March 2021) Discharge of condition 3 (Sustainable Design Features) & 4 (Tree Protection) in application P20/S2910/FUL. Amendment No. 1: As amplified by SAP Calculations received 26 February 2021

8.3 P21/S0493/DIS Gatehampton Farmhouse Gatehampton Road Goring RG8 9LU

Discharge of conditions 4 (Archaeological Watching Brief) on application ref P20/S2349/HH Amendment to planning permission reference P19/S1283/HH, for changes to the first floor extension and revision to

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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.

8.4 P21/S0525/DIS The Orchard Manor Road Goring RG8 9DP

Discharge of condition 5 (Archaeological Watching Brief) in application P20/S2910/FUL. Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation.

8.5 P21/S0588/DIS The Orchard Manor Road Goring RG8 9DP

Discharge of condition 8 (Materials) on application P20/S2910/FUL. Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation.

8.6 P21/S0639/DIS Dorvic Fairfield Road Goring RG8 0EX

Discharge of conditions 3(tree protection), 4(surface water drainage). 5(facing materials) & 6(landscaping) on application P20/S0372/FUL. (Demolition of existing dwelling. Erection of replacement dwelling house).

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 a response to the Construction Management Plan received for application P21/S0396/FUL The Orchard Manor Road Goring RG8 9DP

14. To consider correspondence received

15. Matters for future discussion

16. To confirm the date of the next meeting – Tuesday 27th April 2021

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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 17.3.21: 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 17.3.21: 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 17.3.21: Letter sent 5.5.20. Site visited 20.5.20, 1.10.20. 'Monitoring' (no change from previous report).
- 4 **SE20/204 (11.6.20)**: Use of the land for residential purposes in breach of an extant enforcement notice. Status as at 17.3.21: Site visited 16.2.21. 'Investigation' (no change from previous report).
- 5 **SE20/224 (25.6.20)**: Without planning permission the installation of an air conditioning unit. Status as at 17.3.21: '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 17.3.21 '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 17.3.21 'Investigation' (no change from previous report). **Note:** a retrospective planning application has been submitted and granted (P20/S4603/HH).
- 8 **SE21/24 (21.1.21)**: Building not built in accordance with the approved plans for P20/S0665/FUL. Status as at 17.3.21 'Investigation' (no change from previous report)
- 9 **SE21/30 (29.1.21)**: Without advertisement consent display of oversized signage. Status as at 17.3.21 'Investigation' (no change from previous report)
- 10 **SE21/42 (5.2.21)**: Without planning permission the material change of use of land from agriculture to residential including the siting of a caravan. Status as at 17.3.21 'Investigation' (no change from previous report)

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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 23 February 2021 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)

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

21/20 To receive apologies for absence

Mary Bulmer (MBu).

21/21 To receive declarations of interests

None declared

21/22 Public forum

One MOP provided some additional information concerning item application P21/S0396/FUL. Two members of the public explained their objections to P21/S0251/FUL. One MOP provided some additional information concerning the latter application.

21/23 To approve minutes of the meeting held on 26 January 2021.

Resolved: The minutes were approved and signed.

21/24 To approve minutes of the extra meeting held on 9 February 2021.

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Resolved: The minutes were approved and signed.

21/25 **Matters arising from those minutes not elsewhere on the agenda.**

None identified.

21/26 **To review the following Applications:**

1. P21/S0236/HH 13 Springhill Road Goring RG8 0BY

Single storey rear infill kitchen extension

It was *resolved that GPC has no objections*

2. P21/S0240/HH 30 Gatehampton Road Goring RG8 0EP

Construction of flat roofed detached timber framed 7mx 4m garden room within garden boundaries, for use ancillary to residential house. Maximum height 2.5m.

It was *resolved that GPC has no objections*

3. P21/S0251/FUL Korobe Fairfield Road Goring RG8 0EX

Demolition of the existing dwellinghouse and construction of a new dwellinghouse.

It was noted that Fairfield Road has a number of large buildings of varying styles so there is no 'standard' type of building that could be considered appropriate for this road. Concern was expressed over the route used by construction traffic to gain access to the site. It was also noted that the specification of materials to be used appeared to suggest that they could deviate from the examples given in the pre-application submission.

It was *resolved that GPC has a response: No objections subject to a satisfactory Construction Management Plan and satisfactory clarification of materials to be used (for example, the use of 'e.g.' in Supplementary Submission 3 dated 7/9/20 'External finishes' is not acceptable).*

4. P21/S0291/HH The Little Cottage 7 Red Cross Road Goring RG8 9HG

Alteration and extension to the existing lean-to side extension to increase kitchen headroom and provide for a WC, lobby, and garden entrance.

It was *resolved that GPC has no objections*

5. P21/S0294/LB The Little Cottage 7 Red Cross Road Goring RG8 9HG

Alteration and extension to the existing lean-to side extension to increase kitchen headroom and provide for a WC, lobby, and garden entrance.

It was *resolved that GPC has no objections*

6. P21/S0396/FUL The Orchard Manor Road Goring RG8 9DP

Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation Variation of condition 2 (Approved plans) on application P20/S2910/FUL To incorporate a basement underneath the new dwelling.

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Councillors expressed concern about vehicles removing spoil excavated from the premises.

It was **resolved that GPC has a response:** *No objections subject to a satisfactory Construction Management Plan being agreed.*

21/27 To note the following South Oxfordshire District Council decisions:

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 and install Air-source heat pump installation.

Planning permission GRANTED (GPC had a response)

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.

Planning permission GRANTED (GPC objected)

3. P20/S4805/HH Hairoun Icknield Road Goring RG8 0DG

Detached Oak Framed Garage (as amended by plans received 2021-01-15)

Planning permission GRANTED (GPC had a response)

4. P20/S4812/HH 3 Milldown Road Goring RG8 0BA

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

Planning permission GRANTED (GPC objected but subsequent response from Planning Officer accepted)

All were noted.

21/28 To note Discharge of Conditions (DIS), Modifications of Planning Obligations (MPO), Change of Use (NB5), Tree Preservation Orders (TPO), Screening Opinion (SCR) and Permitted Development for the following applications:

1. TREE PRESERVATION ORDER NO. 20S21 (on land above 29-41 Springhill Road)

2. P21/S0493/DIS Gatehampton Farmhouse Gatehampton Road Goring Reading RG8 9LU

Discharge of conditions 4 (Archaeological Watching Brief) on application ref P20/S2349/HH 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.

3. P21/S0445/SCR Land to the west of Wallingford Road Adjacent to Sewage Works between Goring and South Stoke RG8 0JA

Screening Opinion for the application P20/S4706/FUL (Development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access).

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All were noted.

21/29 **To note and review planning applications and decisions reported by West Berkshire Council**

None to note.

21/30 **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.

Action carried forward due to covid-19.

21/31 **To review Community Infrastructure Levy (CIL) status / payments**

Nothing to report.

21/32 **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.

21/33 **To consider correspondence received:** None.

21/34 **Matters for future discussion:** None.

21/35 **To confirm the date of the next meeting – Tuesday 23rd March 2021**

The Chairman declared the meeting closed at 20.15 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

MOP Member of the Public

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APPENDIX 1

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