

# GORING-ON-THAMES PARISH COUNCIL

Members are summoned to a meeting of the Planning Committee, to be held on Tuesday 27 July 2021 at 7.30pm, Parish Council Office, Old Jubilee Fire Station, Red Cross Road, Goring

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.*

## 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 April 2021.
5. Matters arising from those minutes not elsewhere on the agenda.
6. To note and retrospectively approve the responses to Planning Applications required between the holding of the last meeting and the holding of this meeting, under the special delegated authority arrangements approved at the meeting held on 24 April 2021, as listed in Appendix 1.
7. To review the following Applications:
  - 7.1 **P21/S2635/FUL Heathercroft Elvendon Road Goring RG8 0DT**  
Variation of condition 2 (Approved plans) in 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.
  - 7.2 **P21/S2821/FUL 7 Summerfield Rise Goring RG8 0DS**  
Erection of new dwelling on land adjacent to 7 Summerfield Rise.
  - 7.3 **P21/S2879/HH 11 Holmlea Road Goring RG8 9EX**  
Porch, single storey extension to the rear and first floor extension to side over garage
  - 7.4 **P21/S3070/HH 3 Cleeve Park Cottages Icknield Road Goring RG8 0DJ**  
Construction of a double storey side extension.

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

## **7.5 P21/S3072/FUL Korobe Fairfield Road Goring RG8 0EX**

Variation of condition 2(drawings) on application P21/S0251/FUL to provide improved wheelchair access and facilities for a wheelchair user living at the property. (Demolition of the existing dwellinghouse and construction of a new dwelling).

## **7.6 P21/S3084/HH Windrush 10 Lockstile Mead Goring RG8 0AE**

The Erection of Single Storey timber clad detached garden room/outbuilding

## **7.7 P21/S3094/HH 98 Elvendon Road Goring RG8 0DR**

Single storey front extension, first floor extension, front porch and associated changes to the fenestration and internal layout

8. To note the South Oxfordshire District Council decisions listed in Appendix 2
9. 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 (LDP) listed in Appendix 3
10. To note and review planning applications and decisions reported by West Berkshire Council  
None to note.
11. To approve the General Conditions to be attached to responses to all planning applications where it is deemed appropriate (Appendix 4)
12. Affordable Housing
  - 12.1 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.
13. To review Community Infrastructure Levy (CIL) status / payments
14. To note reports of action by SODC in respect of enforcement notices and consider reporting issues not already being progressed by SODC (listed in Appendix 5)
15. To consider correspondence received  
None
16. Matters for future discussion
17. To confirm the date of the next meeting – Tuesday 24<sup>th</sup> August 2021

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

**APPENDIX 1 Responses to Planning Applications required between the holding of the last meeting and the holding of this meeting, under the special delegated authority arrangements approved at the meeting held on 24 April 2021**

**1. P21/S1348/FUL 1-12, 12A and 14-40 Towse Court Icknield Place Goring RG8 0DN**

Removal of condition 7 (Personal Permissions) on planning application P11/S0098. (Redevelopment of Sheltered Accommodation with Extra Care Apartments for older people and associated Communal Facilities. (Including change of use of public highway and adopted footpath to private land).  
*Insufficient responses received.*

**2. P21/S1704/FUL Port Jareth Bridle Way Goring RG8 OHS**

Demolition and replacement of existing leisure building  
*No objection so long as the general definition of an amenity building is observed*

**3. P21/S1797/HH 7 Milldown Road Goring RG8 OBA**

Rear Extension to provide - Single Storey Link : Cloakroom / Utility Room / Desk space & Sunken Pavilion : Kitchen / Dining / Living space  
*No objections subject to attached general conditions being observed*

**4. P21/S1821/HH Field Place Bridle Way Goring RG8 OHS**

Construction of an open-sided entrance porch  
*No objections*

**5. P21/S1860/HH Upper Gatehampton House Gatehampton Road Goring RG8 9LT**

Variation of condition 2 approved plans on planning application P20/S4779/HH- Minor amendments to the rear elevation of the side extension Single storey side extension and alterations to existing garage to facilitate additional residential accommodation.  
*No responses*

**6. P21/S1903/FUL The Boathouse High Street Goring RG8 9AB**

Construction of potting shed/gardening outbuilding *No objections*

**7. P21/S2025/HH Jordleys Manor Road Goring RG8 9EN**

Recladding, Single storey rear and front extensions and provision of open covered way to existing annex  
*No objections*

**8. P21/S2179/HH 5 Kings Mews Goring RG8 OBS**

Loft conversion including installation of two roof-lights to the rear elevation, to form additional habitable space. *No objections*

**9. P21/S2181/HH 4 Kings Mews Goring RG8 OBS**

Loft conversion including installation of two roof-lights to the rear elevation, to form additional habitable space. *No objections*

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

## **10. P21/S2185/MPO 22 Grange Close Goring on Thames RG8 9DY**

Discharge of planning obligation relating to application P87/W0526 to remove or modify the occupation age restriction on the property.

*No objections so long as the property remains 2-bedroomed maximum*

## **11. P21/S2265/HH 36 Lockstile Way Goring RG8 0AL**

Single storey rear extension.

*No objections*

## **12. P21/S2462/HH Upper Gatehampton House Gatehampton Road Goring RG8 9LT**

Proposed erection of a three bay garage with use of the roof space as an office

*No responses*

## **13. P21/S2507/HH 17 Holmlea Road Goring RG8 9EX**

Single storey front and rear extensions, dormer extension to rear first floor.

*No objections except concerned that the roof and gutters of the side extension might overhang the boundary of the neighbouring property*

## **14. P21/S2627/FUL 28 Holmlea Road Goring RG8 9EX**

Demolition of existing dwelling. Erection of replacement dwelling with attached single garage.

*Possible over-development – could easily become a 4+ bedroomed house. Grey cladding and roofing does not reflect the colour palette of the area. Colour of 1m high fencing not clear. Unneighbourly.*

## **15. P21/S2688/HH 50 Springhill Road Goring RG8 0DA**

First floor side extension, single storey rear extension and two new roof lights.

*No objections but concerned that parking could become an issue and that it does not meet the villages' need for more 2/3 bedroomed houses, not fewer.*

## **16. P21/S2705/HH 1 Holmlea Road Goring RG8 9EX**

JoAn L-shaped, ground floor extension with a partly pitched, partly flat roof (with a fall). The existing garage, which is in a poor state of repair, will be demolished to make room for part of the extension.

*Insufficient responses received.*

## **17. P21/S2769/FUL Hartswood Manor Road Goring RG8 9EN**

The replacement of the footbridge at Hartswood Manor boathouse.

*In full support of the response sent by MIGGS on the SODC Planning website (Jessamine Cottage date 1.7.21)*

## **18. P21/S2772/HH Icknield Lodge Icknield Road Goring RG8 0DG**

1-Storey side extension External remodeling and associated works

*Insufficient responses received.*

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

## APPENDIX 2 SOUTH OXFORDSHIRE DISTRICT COUNCIL DECISIONS

### 1. P21/S0712/FUL Thurle Down Bridle Way Goring RG8 0HS

Variation of conditions 2 (approved plans) on application P20/S3979/FUL - for the addition of a basement floor to be incorporated into the approved scheme, to afford additional recreational living space, plus the addition of ground floor stairwell access to the basement on the southeast elevation. Demolition of existing dwelling house and construction of replacement dwelling complete with associated external works (as amended by plans received on 15 April 2021 altering access to the basement by proposed site and location plan ref 1 102A).

*Granted. (GPC No Objections)*

### 2. P21/S0869/HH 5 Red Cross Road Goring RG8 9HG

Part demolition of single storey wing. Erection single storey rear extension.

*Granted. (GPC No Objections)*

### 3. P21/S1064/HH 30 Milldown Road Goring RG8 0BA

Demolition of existing conservatory and replace with single storey rear extension, install new roof finish and rooflights above kitchen and lower existing window cill to create doorway.

*Granted. (GPC No Objections)*

### 4. P21/S1172/HH Flat 2b Carlton Lyndhurst Road Goring RG8 9BL

New first floor rear elevation window to Flat 2B en suite Bathroom.

*Granted. (GPC No Objections)*

### 5. P21/S1184/HH 1 Grange Close Goring RG8 9DY

Erection of a 1.5m close board fence (hedge retained behind). (As amended by drawing elevation plan received 14 May 2021, reducing the height of the fence).

*Granted. (GPC had a response)*

### 6. P21/S1202/HH 13 Lycroft Close Goring RG8 0AT

Single storey rear extension, internal reconfiguration, changes to fenestration

*Granted. (GPC No Objections)*

### 7. P21/S1484/FUL The Orchard Manor Road Goring RG8 9DP

Variation of condition 2 (Approved plans) in application P20/S2910/FUL to construct a ed link between the proposed dwelling house and the existing ancillary building and a temporary widening of the existing access during construction. Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation.

*Granted. (GPC No Objections)*

### 8. P21/S1495/HH 2 Cleeve Down Goring RG8 0HB

Demolition of conservatory and erection of new single storey rear extension

*Granted. (GPC No Objections)*

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

**9. P21/S1797/HH 7 Milldown Road Goring RG8 0BA**

Rear Extension to provide - Single Storey Link : Cloakroom / Utility Room / Desk space & Sunken Pavilion : Kitchen / Dining / Living space

*Granted. (GPC had a response)*

**10. P21/S1821/HH Field Place Bridle Way Goring RG8 0HS**

Construction of an open-sided entrance porch

*Granted. (GPC No Objections)*

**11. P21/S1860/HH Upper Gatehampton House Gatehampton Road Goring RG8 9LT**

Variation of condition 2 approved plans on planning application P20/S4779/HH- Minor amendments to the rear elevation of the side extension Single storey side extension and alterations to existing garage to facilitate additional residential accommodation.

*Granted. (GPC No responses)*

**12. P21/S1903/FUL The Boathouse High Street Goring RG8 9AB**

Construction of potting shed/gardening outbuilding

*Granted. (GPC No Objections)*

**13. P21/S2179/HH 5 Kings Mews Goring RG8 0BS**

Loft conversion including installation of two roof-lights to the rear elevation, to form additional habitable space.

*Granted. (GPC No Objections)*

**14. P21/S2185/MPO 22 Grange Close Goring on Thames RG8 9DY**

Discharge of planning obligation relating to application P87/W0526 to remove or modify the occupation age restriction on the property.

*Granted. (GPC had a response)*

**15. P21/S2181/HH 4 Kings Mews Goring RG8 0BS**

Loft conversion including installation of two roof-lights to the rear elevation, to form additional habitable space.

*Granted. (GPC No Objections)*

**16. P21/S2265/HH 36 Lockstile Way Goring RG8 0AL**

Single storey rear extension.

*Granted. (GPC No Objections)*

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

## **APPENDIX 3 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 (LDP)**

### **1 P21/S3056/DIS Upper Gatehampton House Gatehampton Road Goring RG8 9LT**

Discharge of condition 4(Bat Survey) on application P21S1860/HH. (Variation of condition 2 approved plans on planning application P20/S4779/HH for minor amendments to the rear elevation of the side extension (Single storey side extension and alterations to existing garage to facilitate additional residential accommodation)).

### **2 P21/S2981/DIS Land to the Rear of Cleve Cottages Icknield Road Goring RG8 0DG**

Discharge of conditions 11 (details of refuse and recycling) & 14 (management plan for the remaining calcareous grassland) in application P20/S0767/FUL. Erection of four terraced dwellings, including one affordable dwelling, with associated parking and amenity space. As amended by revised site plan, drawing no 3164-322D and as clarified by additional information in respect of ecology, tree pits, flood risk and affordable housing.

### **3 P21/S2924/DIS Thurle Down Bridle Way Goring RG8 0HS**

Discharge of conditions 4 (Tree Protection), 8 (Surface water drainage works) & 9 (Foul drainage works) in application P21/S0712/FUL. Variation of conditions 2 (approved plans) on application ref. P20/S3979/FUL - for the addition of a basement floor to be incorporated into the approved scheme, to afford additional recreational living space, plus the addition of ground floor stairwell access to the basement on the southeast elevation. Demolition of existing dwelling house and construction of replacement dwelling complete with associated external works

### **4 P21/S2940/DIS The Boathouse High Street Goring RG8 9AB**

Demolition of existing fire damaged dwelling and boathouse. Application for replacement dwelling out of the floodplain. (As amended by drawings received 20 March 2019). P19/S0336/FUL Conditions(s) 11 - External Lighting Design

### **5 P21/S2735/DIS Land to the east of Manor Road to the south of Little Croft Goring**

Discharge of condition 31(Archaeological WSI) on application P19/S2923/O (Erection of 20 dwellings and associated works with all matters reserved except for access).

### **6 P21/S2488/DIS Korobe Fairfield Road Goring RG8 0EX**

Discharge of condition 3 (Surface Water Drainage) on planning application P21/S0251/FUL. (Demolition of the existing dwelling house and construction of a new dwelling.) Prior to the commencement of development, a full surface water drainage scheme in accordance with the surface water drainage hierarchy as set out in Part H of the Building Regulations, including details of the size, position and construction of drainage works, shall be submitted to, and approved in writing by, the Local Planning Authority. In accordance with non-statutory SuDS guidance a) the drainage scheme shall as a minimum be designed to accommodate a 1 in 30 year storm + 40% CC and b) the application site will contain all surface water up to and including a 1 in 100 year storm + 40% CC. The drainage scheme shall be

Michael Ward, Assistant Clerk to the Council

23 July 2021

# **GORING-ON-THAMES PARISH COUNCIL**

implemented in accordance with the approved details prior to the occupation of the development hereby approved.

**7 P21/S2290/DIS 2 Elvendon Road Goring RG8 0DU**

Discharge of conditions- 3 (Schedule of Materials) & 8 (Contaminated Land (preliminary risk assessment)) in application P19/S1832/FUL. Demolition of existing boiler showroom and erection of two new semi-detached dwellings and associated external works.

**8 P21/S1801/DIS Dorvic Fairfield Road Goring RG8 0EX**

Discharge of conditions 7 (Lighting) & 8 ( Balcony & Balustrades) on planning application P20/S0372/FUL Demolish and replace the existing dwelling. Erection of replacement dwelling house.

Michael Ward, Assistant Clerk to the Council

23 July 2021



# **GORING-ON-THAMES PARISH COUNCIL**

## **APPENDIX 4**

### **GORING-ON-THAMES PARISH COUNCIL PLANNING COMMITTEE**

#### **GENERAL CONDITIONS REQUIRED TO BE OBSERVED**

##### **PLANNING APPLICATION REFERENCE.....**

Development owners /managers must ensure the following is adhered to on the site and surrounding area to show consideration to the impact on the community and environment:

- Informing, respecting and showing courtesy to those affected by the work and following strict working hours which must exceed together with the following conditions:
  - 7.30am to 6pm from Monday to Friday
  - 8am to 1pm on Saturdays
  - no noisy works on Sundays and Bank Holidays
- To clearly and regularly communicate with the neighbours and those affected as to any event that may cause others disruption (e.g. large deliveries, an increase in extra vehicles on-site/in the area, noisy works,etc)
- Minimising the impact of deliveries, parking and work on the public highway including footpaths. In addition construction related vehicles visiting or leaving the site are to avoid using the High Street, Glebe Ride and Station Road when entering or leaving Goring.
- Identifying, managing and promoting environmental issues.
- Seeking sustainable solutions, including minimising waste, the carbon footprint and resources expended.
- Minimising the impact of vibration, and air, light and noise pollution.
- Protecting the ecology, the landscape, wildlife, vegetation and water courses.
- Repair and reinstate any damage to verges, planting, footpaths and highways impacted by development, including the coordination repair, reinstatement and remuneration of any damages to services (phone, water, sewage, power, gas).

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

## APPENDIX 5 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 18.7.21: Site visited 9.12.19, 12.5.21. Case closed: voluntary compliance
- 2 **SE19/552 (15.10.19)**: Breach of condition 13 of planning permission P19/S0538/FUL (tree protection measure). Status as at 18.7.21: Site visited 16.07.20. Case closed: no breach
- 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 18.7.21: 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 18.7.21: 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 18.7.21: 'Investigation' Site visited 19.3.21.
- 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 18.7.21 'Investigation' Site visited 30.3.21.
- 7 **SE20/416 (20.11.20)**: Without planning permission the extension of a building housing flats. Status as at 18.7.21 '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 18.7.21 'Investigation' (no change from previous report)
- 9 **SE21/30 (29.1.21)**: Without advertisement consent display of oversized signage. Status as at 18.7.21 'Investigation' Remove/Apply letter sent 15.7.21.
- 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 18.7.21 'Investigation' Site visited 16.2.21

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

- 11 **SE21/114 (24.4.21)**: Without planning permission the material change of use of land from agriculture to residential and formation of new access and track. Status as at 18.7.21 'Investigation'
- 12 **SE21/192 (12.5.21)**: Gateway not built in accordance with the approved plans for P19/S1853/FUL. Status as at 18.7.21 'Investigation'
- 13 **SE21/213 (8.6.21)**: Without planning permission the use of flat roof as a balcony with balustrade. Status as at 18.7.21 'Investigation'
- 14 **SE21/231 (5.7.21)**: Without planning permission the material change of use of land from equestrian to a mix of equestrian and industrial storage. Status as at 18.7.21 'Investigation'
- 15 **SE21/243 (14.7.21)**: The erection of outbuildings and shelters outside the parameters of Part 6, Class B of GPDO. Status as at 22.7.21 'Investigation' (This may be a Goring Heath application which has erroneously appeared on a search for Goring).

Michael Ward, Assistant Clerk to the Council

23 July 2021

# 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 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.

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE GORING ON THAMES PARISH COUNCIL Tuesday 27 April 2021 at 7.30pm, Virtual Meeting

### Members Present:

Chairman	Matthew Brown (MBr)
Members	Lawrie Reavill (LR)
	David Brooker (DB)
	Sonia Lofthouse (SL)
	Mary Bulmer (MBu)

### Officers Present:

Clerk	Laura White (LW)
Assistant Clerk	Mike Ward (MW)

2 members of the public and the SODC District Councillor were present at the meeting

### **21/51 To receive apologies for absence**

Bryan Urbick (BU)  
John Wills (JW)

### **21/52 To receive declarations of interests**

None declared

### **21/53 Public forum**

One MOP provided some additional information concerning item application P21/S1484/FUL. One member of the public wished to speak concerning item 14.1 on the agenda but was advised that this item was not going to be discussed as it was considered that the matter had already been dealt with.

### **21/54 To approve minutes of the meeting held on 23 March 2021.**

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

### **21/55 Matters arising from those minutes not elsewhere on the agenda.**

None identified.

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

21/56 To review the following Applications:

**1. P20/S4706/FUL Land to the west of Wallingford Road adjacent to Sewage Works between Goring and South Stoke RG8 OJA**

Development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access. Amendment No. 2 (As amplified by amended plans received 20th April 2021).

It was **resolved that GPC objects for the same reasons as submitted in the response to the previous application.**

**2 P21/S0251/FUL Korobe Fairfield Road Goring RG8 OEX**

Demolition of the existing dwellinghouse and construction of a new dwelling. (As clarified by Energy Statement and SAP calculations received on 1 March 2021) (As amended and amplified by information received 16 April 2021).

It was **resolved that GPC has no objections**

**3 P21/S0712/FUL Thurle Down Bridle Way Goring RG8 OHS**

Variation of conditions 2 (approved plans) on application ref. P20/S3979/FUL - for the addition of a basement floor to be incorporated into the approved scheme, to afford additional recreational living space, plus the addition of ground floor stairwell access to the basement on the southeast elevation. Demolition of existing dwelling house and construction of replacement dwelling complete with associated external works (as amended by plans received on 15 April 2021 altering access to basement).

It was **resolved that GPC has no objections**

**4 P21/S1064/HH 30 Milldown Road Goring RG8 OBA**

Demolition of existing conservatory and replace with single storey rear extension, install new roof finish and rooflights above kitchen and lower existing window cill to create doorway.

It was **resolved that GPC has no objections**

**5 P21/S1172/HH Flat 2b Carlton Lyndhurst Road Goring RG8 9BL**

New first floor rear elevation window to Flat 2B en suite Bathroom.

It was **resolved that GPC has no objections**

**6 P21/S1184/HH 1 Grange Close Goring RG8 9DY**

Cut back the Laurel hedge lining the pavement and erect a 6 foot close board fence in front of it.

It was **resolved that GPC has a response: Work should not be undertaken before the end of the bird nesting season in September**

**7 P21/S1202/HH 13 Lycroft Close Goring RG8 OAT**

Single storey rear extension, internal reconfiguration, changes to fenestration

It was **resolved that GPC has no objections**

**8 P21/S1484/FUL The Orchard Manor Road Goring RG8 9DP**

Variation of condition 2 (Approved plans) in application P20/S2910/FUL to construct a glazed link between the proposed dwelling house and the existing ancillary building and a temporary widening of

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

the existing access during construction. Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation.

It was *resolved that GPC has no objections*

**21/57 To note the following South Oxfordshire District Council decisions – all were noted:**

**1 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. (Ecological Report received 3 March 2021)

*Planning permission GRANTED (GPC had a response)*

**2 P21/S0236/HH 13 Springhill Road Goring RG8 0BY**

Single storey rear infill kitchen extension *Planning permission GRANTED (GPC had no objections)*

**3 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.

*Planning permission GRANTED (GPC had no objections)*

**4 P21/S0396/FUL The Orchard Manor Road Goring RG8 9DP**

Variation of condition 2 (Approved plans) on application P20/S2910/FUL (Erection of single-storey dwelling and conversion of existing dwelling to provide ancillary residential accommodation) -To incorporate a basement underneath the new dwelling. (As amplified by Drainage Strategy Report November 2020 received 17 March 2021) *Planning permission GRANTED (GPC had a response)*

**21/58 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 – all were noted:**

**1 P21/S1137/DIS Glendale Elmhurst Road Goring RG8 9BN**

Discharge of condition 3(materials), 4(Surface water drainage) & 5(foul water drainage) on application P20/S2961/FUL (Erection of a 3-bed detached dwelling).

**2 P21/S1221/LDP High Beeches 28 Holmlea Road Goring RG8 9EX**

Conversion of existing attached garage to study and utility room. Construction of detached single garage and extension of driveway. Construction of detached home office.

**3 P21/S1420/DIS Bridge House Thames Road Goring RG8 9AH**

Discharge of condition 4(Tree Protection) & 5(Landscaping) on application P19/S1612/HH. (Addition of new boundary garden wall to front of property).

**21/59 To note and review planning applications and decisions reported by West Berkshire Council - none to note.**

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

## **21/60 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.

MFR agreed to arrange for an Officer to give a presentation to the Full Council when Covid-19 restrictions permit this.

## **21/61 To review Community Infrastructure Levy (CIL) status / payments**

The following amounts are expected to be received by the end of April 2021:

P18/S1108/FUL Instalment 3	30/11/2020	£3,810.63	15%
P19/S0538/FUL Instalment 2	25/11/2020	£11,739.40	15%
P19/S1853/FUL Instalment 3	14/01/2021	£4,926.11	25%

Total; £20,476.14

## **21/62 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. MFR reported that additional staff are being hired which would hopefully start to clear the apparent backlog. She had also been in contact with those who had erected signage that members of the public had objected to and was hopeful this situation would be resolved shortly.

## **21/63 To approve interim arrangements for Planning Committee responses to planning applications pending a full return to public meetings being possible**

The Clerk advised of the options available including a temporary scheme of delegation, which the committee discussed and approved. This is attached to these minutes (Appendix 2).

Resolved: That the temporary scheme of delegation be adopted until it becomes practical to hold physical meetings in line with government regulations.

## **21/64 To consider correspondence received**

It was noted that email correspondence received concerning application P19/S2923/O had already been dealt with so did not need discussion at the meeting.

## **21/65 Matters for future discussion: None.**

## **21/66 To confirm the date of the next meeting – Tuesday 25<sup>th</sup> May 2021, subject to change depending on regulations in force at the time.**

The Chairman declared the meeting closed at 20.08 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

23 July 2021

# 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 21.4.21: 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 21.4.21: 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 21.4.21: 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 21.4.21: 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 21.4.21: '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 21.4.21 '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 21.4.21 '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 21.4.21 'Investigation' (no change from previous report)
- 9 **SE21/30 (29.1.21)**: Without advertisement consent display of oversized signage. Status as at 21.4.21 '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 21.4.21 'Investigation' (no change from previous report)

Michael Ward, Assistant Clerk to the Council

23 July 2021



# GORING-ON-THAMES PARISH COUNCIL

## APPENDIX 2

### TEMPORARY SCHEME OF DELEGATION 2021 – PLANNING COMMITTEE

#### 1. S101 delegation of powers

The Scheme of Delegation (s101 of the 1972 LGA), provides for delegating authority to an officer of the council for making decisions on behalf of the council as and when appropriate. S101 requires formally agreed Terms of Reference by the Council, or in this instance the Planning Committee. It needs to be based on Terms of Reference which set out the key themes of the delegation and the financial thresholds that apply.

This scheme of delegation is a temporary measure to facilitate effective decision making whilst the COVID-19 restrictions are in place. It allows an Officer of the Council to take on the executive role during this time.

#### Delegation of Power

Section 101 of the Local Government Act 1972 provides:

- That a Council may delegate its powers (except those incapable of delegation) to a Committee or an Officer.
- A Committee may delegate its powers to an Officer.
- The delegating body may exercise powers that have been delegated.

Any delegation to the Proper Officer shall be exercised in compliance with the Council's Standing Orders, any other policies or conditions imposed by the Council and within the law. The Proper Officer may nominate another named Officer to carry out any powers and duties, which have been delegated, to that Officer.

In an emergency the Proper Officer is empowered to carry out any function of the Planning Committee. Where Officers are contemplating any action under delegated powers, which is likely to have a significant impact in a particular area, they should also consult a minimum of two Members, including where possible the Planning Chairman, and must ensure that they obtain appropriate legal, financial and other specialist advice before action is taken.

#### Terms of Reference

The Planning Committee's Scheme of Delegation authorises an Officer of the council (Clerk or Assistant Clerk) to act with delegated authority in the specific circumstances detailed:

#### To take action:

1. To take action on any issue that cannot wait until the next Planning Committee meeting; as a temporary measure the Proper Officer is empowered to take any and all decisions that would

Michael Ward, Assistant Clerk to the Council

23 July 2021

# GORING-ON-THAMES PARISH COUNCIL

normally be taken by Planning Committee, having consulted a minimum of two Members of the Planning Committee. Consultation may be by email or by telephone or by virtual meeting, followed by a confirmation email.

2. If circumstances do not permit the input of at least two councillors, the Officer would normally be expected to consult the Committee Chairman or Vice Chairman if the Chairman is unavailable and take his/her views into account.

## **Financial thresholds:**

3. There is no authority incur financial expense under this scheme of delegation.

## **Planning Matters:**

4. Planning applications will be received by an Officer of the Council and responses determined where possible by the Assistant Clerk, or in their absence the Clerk, following consultation with a minimum of two Members who are currently members of the Planning Committee.
5. The Planning Committee delegates authority to the Officer to request any application be referred to South Oxfordshire District Council Planning Committee for decision.

## **Delegation Limitations, Record keeping & Reporting:**

6. Records will be kept demonstrating a clear trail (particularly around decision making in any form).
7. All decisions will be reported at the next available Planning Committee Meeting
8. Delegated actions shall be in accordance with Standing Orders and Financial Regulations and in line with directions given by Council from time to time and this Scheme of Delegation, and where applicable any other rules/regulations and legislation.

## **Expiration of Delegation:**

This delegation will expire if any of the following criteria are met:

9. The High Court declares that schedule 12 of the Local Government Act 1972 empowers local authorities to hold meetings remotely, regardless of the coronavirus regulations – virtual meetings of the Planning Committee will recommence.
10. Legislation to hold virtual meetings is available - virtual meetings of the Planning Committee will recommence.
11. All social distancing requirements with respect to the COVID-19 pandemic are lifted – in person meetings of the Planning Committee will recommence.
12. All members of the Planning Committee notify an Officer of the Council they wish to recommence in person meetings, and the appropriate risk assessments and risk mitigations are in place.

Approved: 27<sup>th</sup> April 2021 Minute number 21/63

Date for review 1<sup>st</sup> August 2021

Michael Ward, Assistant Clerk to the Council

23 July 2021