

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE
GORING ON THAMES PARISH COUNCIL
Old Jubilee Fire Station, Red Cross Road, Goring 7.30pm Tuesday 25 February 2020**

Members Present:

Chairman	David Brooker (DB)
Members	Lawrie Reavill (LR)
	Catherine Hall (CH)
	Bryan Urbick (BU)
	Matthew Brown (MBR)
	Debbie Gee (DG)
	Mary Bulmer (MBu)
	Sonia Lofthouse (SL)

Officer Present:

Assistant Clerk	Mike Ward (MW)
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15 members of the public were present at the meeting

20/17 To receive apologies for absence.

John Wills (JW)

20/18 To receive any declarations of interests

CH declared an interest in item P20/S0372/FUL (agenda item 6.2) and DB declared an interest in P20/S0462/FUL (agenda item 6.6).

20/19 Public Forum

A member of the public explained the roof changes in application P20/S0438/HH.

Several members of the public were present to give their observations concerning item 14.1 on the agenda (To consider correspondence received: E-mail concerning monitoring and supervising of the implementation of approved development plans). It was agreed to bring forward that item.

These members of the public expressed their disapproval of application P19/S2923/O, about which a consultation response was previously decided at the Planning Committee Meeting held on 29 October 2019, which therefore could not be re-determined as the closing date for consultations has passed. These members of the public expressed their concern about the rapidly changing situation regarding flood risk, as evidenced in the media with flood height records currently being broken nationally, and by two official changes to the Environment Agencies flood risk zones since the GNP had been prepared. They were extremely concerned about the potential of flooding for the proposed new houses, as well as the potential increase in risk to existing houses in the vicinity by the development proposals. They sought reassurance that changing evidence and up-dated guidance would be used to assess the impact on the current planning application ref P19/S2923/O for site GNP3 within GNP. The Chairman advised the public that when the "no objection" decision was made that the committee had agreed to and attached the detailed requirements of conditions/criteria of matters set out in the NP that must be satisfactorily resolved e.g. flooding/drainage matters etc.

CH expressed concern about the importance of the Parish Council holding SODC Planning accountable to the necessary planning scrutiny. At one point in the discussion, one member of the public registered their concern at what they considered was the unsupportive attitude of the Planning Committee Chairman and that this concern should be recorded in the Minutes. Though it was highlighted there could not be a formal approval as there was no agenda item for the matter, it was felt that CH could, if

Signed:

Dated: 24/03/2020

she wished, discuss the situation with the SODC Planning Officer and report back at a future meeting at which there could be a specific Agenda item. At the end of the discussion, a member of the public requested that the Committee Members identify themselves. All Cllrs gave their name and indicated where they lived.

20/20 To approve minutes of the meeting held on Tuesday 21 January 2020

Resolved: That the minutes be approved and signed by the Chairman.

20/21 Matters arising from those minutes not elsewhere on the agenda

None

20/22 To review the following Applications:

- 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 amended by revised drawing nos 2590_PL 100B and PL 103 addressing highway concerns and as clarified by additional sequential test information accompanying Agents email dated 7 February 2020.
The Committee considered that the application had not changed significantly from the previous submission discussed at the meeting held on 26 November 2019, so the objection still stands.
Resolved: That GPC **Objects for the following reasons:** Overdevelopment, unneighbourly, not in line with Neighbourhood Plan infilling policy.
- 2 P20/S0372/FUL – Dorvic Fairfield Road Goring RG8 0EX** – Demolition of existing dwelling. Erection of replacement dwelling house.
CH declared an interest and withdrew from the meeting during discussion of this application.
Resolved: That GPC has **No Objections.**
- 3 P20/S0411/HH – Broughton Fairfield Road Goring RG8 0EX** – Single storey rear flat roof extension with lantern.
Resolved: That GPC has **No Objections.**
- 4 P20/S0438/HH – 8 Holmlea Road Goring RG8 9EX** – Two storey side extension.
Resolved: That GPC has **No Objections but with comments:** Recommend introduction of hipped roof instead of gable.
- 5 P20/S0445/LB – Vine Cottage Station Road Goring RG8 9HB** – Minor internal alterations (Listed Building Consent).
Resolved: That GPC has **No Objections but with comments:** Subject to approval of the Conservation Officer.
- 6 P20/S0462/FUL – 11 High Street Goring RG8 9AT** – Full planning permission sought for the Change of Use of part A2 user class (Financial and professional services) to Suis Generis user class (Taxi call centre).
DB declared an interest and withdrew from the meeting during discussion of this application. MBr assumed the Chair.
Resolved: That GPC has **No Objections but with comments:** Subject to complying with advertising regulations and on condition that vehicles are not parked in High Street.

20/23 To note the following SODC Decisions:

- 1 P19/S3011/FUK – 3 Elmcroft Goring RG8 9EU** – Erection of 2 dwellings. Variation of condition 2 (drawings). (GPC No objections) **Granted with conditions.**

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- 2 **P19/S3343/HH – St Katherines House Lyndhurst Road Goring RG8 9BL** – Single storey side extension with rooflights and erection of new railings to the front of the site. (GPC No objections but with comments) **Granted with conditions.**
- 3 **P19/S3382/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 (drawings). (GPC No objections) **Granted with conditions.**
- 4 **P19/S4517/FUL – Fairfield River Lane Goring RG8 9EE** – The replacement of the existing bungalow at Fairfield River Lane Goring with a new 1.5 storey house. Variation of condition 2 (approved plans) & 3 (materials). (GPC No objections) **Granted with conditions.**
- 5 **P19/S4628/HH – 8 Whitehills Green Goring RG8 0EB** – Demolition of rear conservatory, to be replaced with single storey rear garden room extension and internal alterations. (GPC No objections) **Granted.**

All were noted.

20/24 To note the Discharge of Conditions and Certificates of Lawful Development for the following applications:

1 P20/S0299/DIS The Pavilion Thames Road Goring

Discharge of Condition 3 (Sample Materials) of application P19/S1699/FUL. Variation of conditions 2 (approved plans), 4 (landscaping), 5 (arboricultural), 6 (FRA), 7 (buffer zone), 8 (landscape management), 9 (surface water drainage), 10 (foul water drainage) and 11 (bat survey) of planning permission P18/S1983/FUL to amend the approved plans and vary the wording of conditions 4,5,6,7,9,10 and 11.

2 P20/S0429/LDP Primrose Cottage Fairfield Road Goring RG8 0EU

Certificate of Lawful Development for Ground floor rear extension.

3 P20/S0441/DIS St Katherines House Lyndhurst Road Goring RG8 9BL

Discharge of condition 4 (landscaping of the site) on planning application P19/S3343/HH. Single-storey side extension with rooflights and erection of new railings to the front of the site.

All were noted.

20/25 To note and review planning applications and decisions reported by West Berkshire Council
None of interest this month.

20/26 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.

This is being re-arranged by Maggie Filipova-Rivers. The Committee will be advised when a date has been confirmed.

20/27 To review CIL status / payments

SODC has requested that we re-confirm that we wish to receive this money. To be included in agenda of next Full Council Meeting.

20/28 To note reports of action by SODC in respect of enforcement notices and consider reporting issues not already being progressed:

Signed:

Dated: 24/03/2020

- 1 **SE19/424 (7.8.19)**: Without consent the display of estate agents board not conforming to class 3(A) of the Advertising Regs.. Status as at 20.02.20: Site visited 21.8.19 & 20.01.20 'Voluntary compliance' - **case closed**. Noted.
- 2 **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 20.02.20; Site visited 9.12.19. 'Investigation'. (no change from last month). Noted.
- 3 **SE19/552 (15.10.19)**: Breach of condition 13 of planning permission P19/S0538/FUL (tree protection measure). Status as at 20.02.20: 'Investigation' (no change from last month). Noted.
- 4 **SE19/643 (2.12.19)**: Breach of condition 4 of planning permission P18/S2325/HH (tree protection). Status as at 20.02.20: Site visited 07.02.20. 'No breach' – **case closed**. Noted.
- 5 **SE19/654 (6.12.19)**: Without planning permission, erection of fence over 1 metre adjacent to road. Status as at 20.02.20: 'Investigation' (no change from last month). Noted.
- 6 **SE19/661 (12.12.19)**: Without advertising consent the display of an advertisement (not relating to the premises on which displayed). Status as at 20.02.20: 'Investigation' (new this month). Noted.
- 7 **SE20/6 (6.1.20)**: Without planning permission the erection of a building on the island just south of Goring bridge. Status as at 20.02.20: 'Investigation' (no change from last month). Noted.
- 8 **SE20/46 (6.2.20)**: Without planning permission the undertaking of engineering operations. Status as at 20.02.20: 'Investigation' (new this month). Noted.
- 9 **SE20/51 (10.2.20)**: Without planning permission the erection of an outbuilding. Status as at 20.02.20: 'Investigation' (new this month). Noted.

20/29 **Assets of Community Value**

It was noted that applications to register The Leatherne Bottel, The Catherine Wheel, The John Barleycorn and The Miller of Mansfield are still in progress. DB/BU are working on this.

20/30 **To consider correspondence received**

E-mail *"In view of the statement by the Met Office that the current weather patterns are likely to get worse and since part of the plan builds on the designated flood plain, what action is the PC taking to ensure SODC Planning monitors and supervises the implementation of approved development plans?"* This was discussed under item 20/19 above.

20/31 **Matters for future discussion**

None other than what was agreed under item 20/19 above.

20/32 **Next meeting confirmed as Tuesday 24 March 2020**

The Chairman declared the meeting closed at 20.45 hrs.

Abbreviations (where used):

GPC	Goring on Thames Parish Council	CIL	Community Infrastructure Levy
OCC	Oxfordshire County Council	NP	Neighbourhood Plan
		SODC	South Oxfordshire District Council