



GORING-ON-THAMES PARISH COUNCIL

Minutes of a Meeting of the Planning Committee of the Goring-On-Thames Parish Council Tuesday 28th September 2021 at 7:30pm

Public Participation:

A member of public made representation on Howgate Boathouse, objecting to the term “ancillary use” and highlighted some of the points from previous applications on this property.

A 2nd member of public made representation on Howgate Boathouse and highlighted issues regarding parking in that area of the village.

Members Present:

Vice Chairman	Cllr S Lofthouse (SL) [Chairman for the Meeting]
Members	Cllr J Wills (JW)
	Cllr L Reavill (LR)
	Cllr D Brooker (DB)
Substitute Members	Cllr B Urbick (BU)

Officers Present:

Clerk	Mrs L White (LW)
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Members of the Public and Press: More than 8

21.06.1. To receive apologies for absence and to approve the reasons given. [LGA 1972 s85(1)]

Apologies Received from: M Brown; M Bulmer

Resolved: It was approved to accept the reasons given, Unanimous.

21.06.1.1. To Record Councillor Substitutions, allowed under the Terms of Reference of this Committee.

Cllr Urbick attended the meeting as a substitute member for this meeting.

21.06.2. Declarations of Interests [LA 2011 s31]

SL declared an interest in P21/S4302/HH and will excuse themselves from that item on the agenda

21.06.3. To consider requests for Dispensations [LA 2011 s33]

None



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21.06.4. To approve the minutes of previous council meetings [LA 1972 Sch 12. Para 41(1)]

21.06.4.1. Meeting held on 28th September 2021

Resolved: It was agreed the minutes were an accurate record and it was approved that they be signed, Unanimous

21.06.4.2. Matters arising from the minutes not elsewhere on the agenda.

SODC Planning Committee Meeting has been confirmed for 3rd November; P20/S4706/FUL; Temporary planning permission for 25 years for the development and operation of a Transitional Hybrid Energy Project and associated infrastructure.

21.06.5. To consider applications and approve response to planning authority.

21.06.5.1. P21/S4302/HH - Howgate Boathouse, Cleeve Road, Goring, RG8 9BT

Variation of condition 5 (use for storage purposes only) to ancillary use in application P17/S1850/HH. New pitched roof to existing garage, including ground floor alterations and 'Studio' accommodation in roofspace.

[SL left the meeting, BU Chaired the meeting for this item only]

The agent for the applicant gave further details to the committee on the building. The garage is the entrance to the Howgate Boathouse, therefore the front door to the garage is the entrance to the house. A staircase has been installed to access the roof/loft space. The ridge height is only above 2m for a width of 1m, therefore not tall enough to partition this small room or install a door. The owner of the property must pass through the boathouse to access their property.

Resolved: Approved to Submit the Response: supports the application, by majority.

[SL returned to the meeting]

21.06.5.2. P21/S3156/FUL - Croft House, Limetree Road, Goring RG8 9EY

Erection of single-storey side extension to form double garage

This application was approved by SODC in advance of the meeting.

21.06.5.3. P21/S4104/HH - 9 Lockstile Way, Goring, RG8 0AJ

Add an additional storey to existing bungalow.

Concerns were raised over changing both appearance and changing to grey slate. The pre-application stated to ensure the roof height increase was modest and used sympathetic materials.



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Resolved: Approved to Submit the Response: No Objections subject to the planning officer's confirmation that the materials being used are sympathetic to the surroundings, due to the concerns of using the grey slate, and attach the standard planning conditions to the response, By Majority.

21.06.5.4. P21/S4218/HH - 80 Wallingford Road, Goring, RG8 0HN

Single storey glazed rear extension to dining area.

Resolved: Approved to Submit the Response: No Objections, and attach the standard planning conditions to the response, Unanimous.

21.06.5.5. P21/S4145/HH - Mulberry Croft, Limetree Road, Goring, RG8 9EY

Variation of condition 2 (Approved Plans) in application P20/S4579/HH. To reduce the side of the rear outbuilding as shown on the submitted drawings. Proposed single-storey rear extension and detached rear outbuilding.

Resolved: Approved to Submit the Response: No Objections, Unanimous.

21.06.5.6. P21/S4182/LDP – The Hollies Howgate Drive, Goring, RG8 9DQ

Proposed garage conversion

Resolved: Approved to Submit the Response: No Objections, subject to clarification there is no dormer. The Committee would also like to comment that the lack of detail on the plans make it very difficult to make appropriate comments on this application, and attach the standard planning conditions to the response, Unanimous.

21.06.5.7. P21/S4298/HH - Icknield Lodge Icknield Road Goring RG8 0DG

Carport extension to garage block

Resolved: Approved Unanimously to Submit the Response: The Committee resolved to submit the response: No Objections, as long as the tree officer assesses the impact on the trees which have been designated to be protected in the plans, and attach the standard planning conditions to the response.

It should also be noted that the application says not in the AONB despite it being so.

21.06.5.8. P21/S4279/LB - Elm Cottage Station Road Goring RG8 9HA

Replacement of two ground floor windows.

Resolved: Approved to Submit the Response: Supports the application subject to listed building officer approval, Unanimous.



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21.06.5.9. P21/S4275/HH - High Winds Bridle Way Goring RG8 0HS

Single storey, side garage extension in the form of a lightweight lean-to structure.

Resolved: Approved to Submit the Response: No Objections, and attach the standard planning conditions to the response, Unanimous.

21.06.5.10. P21/S3832/FUL – Notley, Little Croft Road, Goring, RG8 9ER; *UPDATED*

Replacement dwelling (As amplified by Energy Information received 18 October 2021)

Resolved: Unanimously approved to Submit the Response: No Objections, and attach the standard planning conditions to the response.

In addition, the Planning Committee of the Parish Council thanks the applicant for listening to the previous comments of this committee.

21.06.5.11. P21/S4353/HH - South Woden, Manor Road, Goring, RG8 9EB

Erection of single storey side extension

Resolved: Approved to Submit the Response: No Objections, and attach the standard planning conditions to the response, Unanimous.

21.06.6. To note planning authority decisions on applications.

Resolved: all of the following SODC decisions where noted, Unanimous.



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- 21.06.6.1. P21/S3176/FUL - Ridgeway Rise Goring RG8 0JY; **GRANTED****
GPC Planning Committee: No Objections, Subject to planning officer considering objections submitted by Ross Acre.
- 21.06.6.2. P21/S2627/FUL - 28 Homelea Road, Goring, RG8 9EX; **GRANTED****
GPC Planning Committee: No Objection Subject to Planning Officer's Satisfaction regarding the Energy Statement
- 21.06.6.3. P21/S2772/HH - Icknield Lodge, Ickneild Road, Goring, RG8 0DG; **GRANTED****
GPC Planning Committee: No Objections, subject to the Planning Officer's satisfaction regarding the forestry issues
- 21.06.6.4. P21/S3325/O - 14 Milldown Avenue, Goring, RG8 0AS; **OUTLINE PLANNING GRANTED****
GPC Planning Committee: No Objections
- 21.06.6.5. P21/S3479/HH - Primrose Cottage, Fairfield Road, Goring, RG8 0EU; **GRANTED****
GPC Planning Committee: No Objections
- 21.06.6.6. P21/S3709/FUL – Goring Surgery, Red Cross Road, Goring, RG8 9HG; **GRANTED****
GPC Planning Committee: supports this application, on the grounds of convenience for parishioners and reducing the need to go into the surgery to collect prescriptions.
- 21.06.6.7. P21/S3532/HH - Thurle Down Bridle Way Goring RG8 0HS; **GRANTED****
GPC Planning Committee: NO OBJECTION, subject to a condition being placed that the room above "shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Thurle Down, Bridle Way, Goring, RG8 0HS
- 21.06.6.8. P21/S2821/FUL – 7 Summerfield Rise, Goring, RG8 0DS; **GRANTED****
GPC Planning Committee: No Objects, But ask that the General Conditions be observed.
- 21.06.7. 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)**

Resolved: all of the following where noted, Unanimous.

- 21.06.7.1. 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 as amplified by the supplementary contamination assessment received 19 October.
- 21.06.8. To review Community Infrastructure Levy (CIL) status / payments**

Resolved: It was noted, £30,986, received September 2021 and moved to the CIL EMR to reserve the monies.



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21.06.9. To note any changes to the Goring Enforcement Register since last meeting and consider reporting issues not already being progressed by SODC. Appendix A

- Consider action regarding installation of a Second Dormer, without Planning Permission, Greencourt, Upper Red Cross Road.

Resolved: It was unanimously approved that the Clerk should write to the homeowners, suggesting that due to the home being within the conservation area, it is likely that the improvements to their home should have received planning permission prior to commencement of the works. We would expect to see a retrospective application submitted within 2 calendar months, or the council will put a report in to the Enforcement team at SODC as recommend by a member of their team.

21.06.10. To consider correspondence received

None

21.06.11. Matters for future discussion

It was discussed as to whether Gatehampton Farm was within the Goring Conservation Area. A member of the conservation area appraisal team will be consulted.

21.06.12. To confirm the date of the next meeting – Tuesday 23th November 2021

Confirmed

Meeting Closed: 20:24