



GORING-ON-THAMES PARISH COUNCIL

Minutes of a Meeting of the Planning Committee Meeting of the Goring-On-Thames Parish Council Tuesday 24th August 2021 at 7:30pm

Members Present:

Chairman	Cllr M Brown (MBr)
Vice Chairman	Cllr S Lofthouse (SL)
Members	Cllr B Urbick (BU) Cllr J Wills (JW)

Officers Present:

Clerk	Mrs L White (LW)
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Public & Press: SODC Cllr M Filipova-Rivers +2

Meeting Started: 19:30

21/84 To receive apologies for absence and to approve the reasons given (LGA 1972 s85(1)).

Resolved: Apologies received from Councillors D Brooker; L Reavill; M Bulmer; reasons given Approved, **Unanimous**.

21/85 To receive declarations of interests (LA 2011 s31).

None Received.

21/86 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.

The Chairman reiterated to those in attendance that the committee only advises SODC, but does not make the decisions on applications.

A member of the public raised the point that they disagreed with the way that the last minutes were written, however did agree that they were accurate.

21/87 To approve minutes of the meeting held on 27 August 2021.

Resolved: Approved, **Unanimous** with adjustment to Appendix 4, to read “..which must not be exceeded together with...” to correct a typo.

21/88 Matters arising from those minutes not elsewhere on the agenda.

None

21/89 To review the following Applications:

21/89.1. P20/S4706/FUL: Land to the west of Wallingford Road Adjacent to Sewage Works between Goring and South Stoke RG8 OJA Amendment : No. 4 - dated 16th August 2021



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Development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access (2021-08-16 Amended Plans to extend red line, include additional landscaping and landscape details and temporary construction compound, and additional landscape and air quality details submitted 20/04/21 and 21/05/21).

Proposal: To highlight that the key issues listed before still stand, despite many updates to the application and need has still not been established.

Resolved: To Submit: Goring-On-Thames Parish Council Planning Committee OBJECT to this application. Despite many updates to this application the detailed comments previously submitted still apply. In addition, need for this installation in this rural AONB location has still not been established. The extensive objections given before still stand, **Unanimous**.

21/89.2. P21/S2627/FUL: 28 Holmlea Road, Goring RG8 9EX (Amendment)

Demolition of existing dwelling. Erection of replacement dwelling with attached single garage (amended energy statement and additional tree information received 2 August 2021).

Resolved: To Submit: The Planning Committee has NO OBJECTIONS to this application, subject to the Planning Officer's satisfaction regarding the energy statement and the Forestry Officer's assessment, **Unanimous**.

21/89.3. P21/S2772/HH: Icknield Lodge Icknield Road Goring RG8 0DG (Amendment)

1-Storey side extension. External remodelling and associated works (Additional information received 02-08-2021 following consultation with Forestry)

Resolved: To Submit: The Planning Committee has NO OBJECTIONS, subject to the Planning Officer's satisfaction regarding the forestry issues, **Unanimous**

21/89.4. P21/S3112/PIP: Land west of Manor Road Goring-on-Thames Oxfordshire RG8 9EH

Construction of 5 units of specialist housing for older people.

Resolved: The Planning Committee OBJECT to this application, the neighbourhood plan specifically excluded this location during the assessment of suitable land to develop; whilst also stating specialist retirement provision in Goring would only be considered if

- the provision in Goring-on-Thames fell below the proportions recommended by Oxfordshire County Council in the SHMA operating at the time, and
- Goring-on-Thames does not have sufficient capacity to meet demand from local residents.

There is no evidence to support the need for more provision of this sort, particularly on land already disregarded as being suitable for development at this time. **Unanimous**.

21/89.5. P21/S3176/FUL: Ridgeway Rise Goring RG8 0JY (Amendment)

Erection of a detached two-storey dwelling house

Resolved: To Submit: The Planning Committee has NO OBJECTION to this application, subject to the Planning Officer considering the detail of the objection already submitted by Ross Acre in respect of this application, **Unanimous**



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21/89.6. P21/S3257/HH: 22 The Birches Goring RG8 9BW

Single storey rear extension and internal alterations

Resolved: To Submit: No Objections, **Unanimous.**

21/89.7. P21/S3325/O 14 Milldown Avenue Goring RG8 0AS

Erection of one dwelling

Resolved: To Submit: No Objections, By Majority.

21/89.8. P21/S3333/LB: The Mill Cottage Lock Approach Goring RG8 9AD

Demolition of existing day room, and replace with new. Single storey link extension to provide main entrance and boot room. Demolition of existing sauna and replace with single storey extension to provide new study. Internal alterations and external works. Demolition of storage sheds and extension to garage.

It was confirmed that the Listed Building consent was required because the Garage is Listed, but not the part of the building. Decision on the application in next item.

21/89.9. P21/S3339/HH: The Mill Cottage Lock Approach Goring RG8 9AD

Demolition of existing day room, and replace with new. Single storey link extension to provide main entrance and boot room. Demolition of existing sauna and replace with single storey extension to provide new study. Internal alterations and external works. Demolition of storage sheds and extension to garage.

Resolved: To Submit: No Objection, subject to the Conservation Officer's assessment of the application, **Unanimous.**

21/89.10. P21/S3350/HH: 33 Lockstile Way Goring RG8 0AL

Construction of detached timber framed gazebo with pitched roof, 6m x 4m within garden boundaries, maximum height 2.6m (originally started 22 May 2021 and now complete, requires planning permission as final build not within permitted development); and construction of separate flat roofed detached timber framed 6mx 4m garden room within garden boundaries, maximum height 2.5m (work not yet started).

Resolved: To Submit: No Objections, **Unanimous.**

21/89.11. P21/S3532/HH: Thurle Down Bridle Way Goring RG8 0HS

Replacement of existing two-bay garage, with a two-bay oak frame garage with room over.

Resolved: To Submit: 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", **Unanimous.**

21/90 To note the South Oxfordshire District Council decisions listed in Appendix 1

Noted, Unanimous



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21/91 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)

21/91.1. P21/S3491/DIS: The Boathouse High Street Goring RG8 9AB

Discharge of condition 4 (Tree Protection) in application P21/S1903/FUL. Construction of potting shed/gardening outbuilding

Noted, Unanimous

21/92 To note and review planning applications and decisions reported by West Berkshire Council

None to note.

21/93 Affordable Housing

21/93.1. 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.

Remove this item from future Agenda; there will be a Town and Parish Forum on this matter soon.

21/94 To review Community Infrastructure Levy (CIL) status / payments

No payments due until October 2022; SODC has asked all Clerks across the district to review expected payments in the CIL register.

21/95 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 2)

Noted

21/96 To consider correspondence received

None

21/97 Matters for future discussion

None

21/98 To confirm the date of the next meeting – Tuesday 28th September 2021

Confirmed

Meeting Closed: 20:09



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APPENDIX 1 SOUTH OXFORDSHIRE DISTRICT COUNCIL DECISIONS

1. P21/S1737/HH Haydown Elvendon Road Goring RG8 0DT

Proposed side and rear extension over existing garage (As amended by Plans received 2021-06-24 and 2021-07-14).

Planning permission **GRANTED** (GPC Deadline missed)

2. 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.

Planning permission **GRANTED** (GPC No responses)

3. P21/S2507/HH: 17 Holmlea Road Goring RG8 9EX

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

Planning permission **GRANTED** (GPC had a response)

4. P21/S2688/HH: 50 Springhill Road Goring RG8 0DA

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

Planning permission **GRANTED** (GPC had a response)

5. P21/S2705/HH 1 Holmlea Road Goring RG8 9EX

An 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.

Planning permission **GRANTED** (GPC insufficient responses)

6. 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).

Planning permission **GRANTED** (GPC No Objections)



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APPENDIX 2 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. **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 18.8.21: Letter sent 5.5.20. Site visited 20.5.20, 1.10.20. 'Monitoring' (no change from previous report).
2. **SE20/204 (11.6.20):** Use of the land for residential purposes in breach of an extant enforcement notice. Status as at 18.8.21: Site visited 16.2.21. 'Investigation' (no change from previous report).
3. **SE20/224 (25.6.20):** Without planning permission the installation of an air conditioning unit. Status as at 18.8.21: 'Investigation' Site visited 19.3.21 (no change from previous report)
4. **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 18.8.21 'Investigation' Site visited 30.3.21. (no change from previous report)
5. **SE20/416 (20.11.20):** Without planning permission the extension of a building housing flats. Status as at 18.8.21 'Investigation' (no change from previous report). Note: a retrospective planning application has been submitted and granted (P20/S4603/HH). (no change from previous report)
6. **SE21/24 (21.1.21):** Building not built in accordance with the approved plans for P20/S0665/FUL. Status as at 18.8.21 'Investigation' (no change from previous report)
7. **SE21/30 (29.1.21):** Without advertisement consent display of oversized signage. Status as at 18.8.21 'Monitoring' Remove/Apply letter sent 15.7.21.
8. **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 18.8.21 'Investigation' Site visited 16.2.21 (no change from previous report)
9. **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 18.8.21 'Investigation' (no change from previous report)
10. **SE21/192 (12.5.21):** Gateway not built in accordance with the approved plans for P19/S1853/FUL. Status as at 18.8.21 'Investigation' (no change from previous report)
11. **SE21/213 (8.6.21):** Without planning permission the use of flat roof as a balcony with balustrade. Status as at 18.8.21 'Investigation' (no change from previous report)
12. **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 18.8.21 'Investigation' (no change from previous report)