



GORING-ON-THAMES PARISH COUNCIL

Minutes of a Meeting of the Planning Committee of the Goring-On-Thames Parish Council Tuesday 1st February 2022 at 7:30pm

Public Participation:

MoP1: Spoke regarding GNP3; raising points regarding flood zone and suitability for 20 homes. Asked specifically how the design has been assessed on scale of the development on edge of villages. The Chairman responded with details of the SODC density criteria (30 per hectare) and the density of this development and other streets in the village (ranging from 13 – 20+).

MoP2: Spoke regarding GNP3; raising points on housing Density. Originally density of 13 houses / hectare. Further stating their assessment showed the current plan is 25 houses / hectare due to the reduced area which can now be used. Chairman responded that our current analysis is showing 15 houses per hectare, and encouraged all members of public to submit comments directly to SODC.

MoP3: Spoke as a representative of the applicant for GNP3. Highlighting some of the considerations when designing the scheme, including the layout being updated with respect to design guides and statements etc and neighbourhood plan policies.

MoP4: Resident of Waterfield Cottage (Direct Neighbour), spoke regarding [P21/S5389/HH](#); highlighting that the large windows at the back would look directly in to their home. If the applicant does genuinely need the large windows at the rear, can they be obscured.

Members Present:

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

Officers Present:

Clerk Mrs L White (LW)

Members of the Public and Press: At least 11

The meeting started: 19:41

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

Apologies were received from Cllrs M Bulmer & M Brown

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

Cllr B Urbick attended as a substitute member.



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21.14.2. Declarations of Interests [LA 2011 s31]

None

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

None

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

21.14.4.1. Meeting held on 14th December 2021

Resolved: It was agreed unanimously the minutes were an accurate record of the meeting and they were duly signed.

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

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

21.14.5.1. P21/S5389/HH – Hartswood, Manor Road, Goring, RG8 9EN

Demolition of garage wing, and two storey rear bay, and erection of part two storey, part single storey front, side and rear extensions.

The Chairman highlighted some of the details of the plans, and that the direct neighbour has attended the meeting to object to the large overlooking windows. It was further highlighted by the committee members that the application states remove the garage, but there are no details on where the cars would be parked instead.

Resolved: Approved to submit the response, No Objections, subject to the design being suitably updated to address the concerns raised by Waterfield Cottage, and attach the Planning Informative, Unanimous.

21.14.5.2. P22/S0003/RM - Land to the east of Manor Road to the south of Little Croft Manor Road Goring RG8 9EJ

Reserved Matters application for Appearance, Layout, Landscaping and Scale following Outline approval P19/S2923/O. Outline application was not subject to an environment impact assessment. Erection of 20 dwellings and associated works.

It was commented that the density is quite low, compared to SODC design requirements. The design includes an open space and meadow and appears to be a nice design.

The public comment of low-cost housing being mixed with the other housing from a comment on the SODC website was raised, and details were given that the studies show that mixing different types of housing is good for many reasons.

It was commented that the updated design was preferred to the original design for the GNP3 area.



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After concerns were raised regarding Construction Traffic Management Plan [CTMP], the representative of the applicant confirmed that the draft CTMP (which is already a condition for this site), will be forwarded to the Planning Committee for consideration prior to submission to the SODC.

Resolved: Approved unanimously, to submit the response Fully Supports; attach the Planning Informative; and submit the assessment as completed by members of the Former Neighbourhood Plan members [Attached to these minutes].

21.14.5.3. P22/S0126/HH – 4 Walnut Tree Court, Goring, RG8 9HW

Replace existing conservatory roof with traditional tiled roof with plain tiles to match main roof.

It was noted there are no objections submitted to this application on the SODC website.

Resolved: Approved unanimously, to submit the response: No Objections and attached the Planning Informative.

21.14.5.4. P21/S4718/HH – 1 Holmlea Road, Goring, RG8 9EX - *AMMENDED*

An L-shaped ground floor extension (to the side and rear of existing property) with a porch extension at the front
GPC Planning Committee Previous Response: *No Objections to this application, and attach the General Planning Informative. It is however noted that there are windows very close to boundaries in some instances. We would like to ask the planning officer if they are satisfied with this in design terms, is this acceptable with respect to planning policy; building regulations; fire spread policy, and zone of light requirements?*

Resolved: Approved unanimously, to submit the same response as previously submitted.

21.14.5.5. P21/S4432/FUL - Goring and Streatley Station, Gatehampton Road, Goring ,RG8 0EP

The removal of the existing 12m High Phosco Phase 1 Monopole and the removal of the existing cabinet and their replacement with a 20m High Apollo pole, a GPS module, installation of a Lancaster Cabinet, a side pod and a meter cabinet, proposed 0.8m brick wall and ancillary development thereto.

It was raised that this is very tall compared to what is already installed, and further asked if other locations been considered.

Resolved: Approved unanimously, to submit the response OBJECTS on the grounds of, impact in the AONB; no LVIA (Landscape Visual Impact Assessment), and no consideration on alternative sites outside the AONB.



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21.14.5.6. **P22/S0057/HH - 94 Elvendon Road, Goring, RG8 0DR**

Variation of condition 2(plans) on application P20/S3006/HH - materials to be used for the external walls of the development to be rendered in K Rend Scraped Polar White Silicone Scraped Texture. (Part single, part double storey rear extension, Part garage conversion. Additional window to ground floor shower room).

Resolved: Approved unanimously, to submit the response: No Objections and attached the Planning Informative.

21.14.6. **To note planning authority decisions on applications.**

All below were noted.

21.14.6.1. **P21/S5012/HH – 2 Heron Shaw, Goring, RG8 0AU - GRANTED**

Existing porch to be demolished and replaced with single storey extension

GPC Planning Committee Response: No Objections, and attach the General Planning Informative.

21.14.6.2. **P21/S5021/HH - 18 Clevedmeade Goring RG8 9BU - GRANTED**

Single-storey ground floor rear extension to a 3-storey terraced dwelling-house

GPC Planning Committee Response: No Objections, as long as the planning officer is satisfied that the comments from the immediate neighbour have been addressed, similar extensions have already been completed on similar properties in the same road. To also attach the General Planning Informative

21.14.6.3. **P21/S4945/HH - 3 Kings Mews, Goring, RG8 0BS - GRANTED**

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

GPC Planning Committee Response: No Objections, and attach the General Planning Informative.

21.14.6.4. **P21/S4565/HH - 4 Walnut Tree Court, Goring, RG8 9HW - GRANTED**

Enlargement of dining room window, cut down to floor level to create new patio doors to garden. Small window opening in east wall of living room to be increased in width & height, Width to match dining & kitchen windows, height to match proposed new patio doors to dining room, lintel to incorporate double header curved brick arch to match existing window head details. Replacement windows throughout to be uPVC with grey exterior finish in lieu of existing brown stained finish. Windows will be similar casement style with window bar, but note casement heads will be square in lieu of arched. 1 no garage door opening to be bricked up in matching brickwork to facilitate creation of new utility room.

GPC Planning Committee Response: No Objections, and attach the general planning informative.

21.14.6.5. **P21/S4595/HH – Sangalala, Elmhurst Walk, Goring, RG8 9DE - GRANTED**

Extensions and alterations to existing dwelling.

GPC Planning Committee Response: No Objections, and attach the general planning informative.

21.14.6.6. **P21/S4722/HH - 2 Long Meadow, Goring, RG8 9EG – GRANTED**

New extension above the existing single storey room at the front with additional smaller two storey extension at the front. Small extension to enlarge utility room to rear. New porch and canopy above entrance. Amendments within existing dwelling. Demolish existing garage & workshop, and construct new separate garage & workshop, both to be attached to the existing dwelling, and with associated changes to the garden. Widen vehicle access & improve parking space.

GPC Planning Committee Response: No Objections, and attach the general planning informative.



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- 21.14.6.7. P21/S2769/FUL – Hartswood, Manor Road, Goring, RG8 9EN – GRANTED**
The replacement of the footbridge at Hartswood Manor boathouse.
GPC Planning Committee Response: *In full support of the response sent by MIGGS on the SODC Planning Website*
- 21.14.6.8. P21/S4248/HH - 15 Grange Close, Goring, RG8 9DY – GRANTED**
Front porch and alterations.
GPC Planning Committee Response: *No Objections, and attach the general planning informative.*
- 21.14.6.9. P21/S4145/HH - Mulberry Croft, Limetree Road, Goring, RG8 9EY - GRANTED**
Erection of single-storey rear extension and detached rear outbuilding
GPC Planning Committee Response: *No Objections, and attach the general planning informative.*
- 21.14.6.10. P21/S4302/HH - Howgate Boathouse, Cleeve Road, Goring, RG8 9BT – GRANTED**
Variation of condition 5 (use for storage purposes only) of application P17/S1850/HH to allow for ancillary use.
New pitched roof to existing garage, including ground floor alterations and 'Studio' accommodation in roofspace.
GPC Planning Committee Response: *Supports the Application.*
- 21.14.7. 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)**

All below were noted.

- 21.14.7.1. P21/S5126/DIS - Howgate Boathouse, Cleeve Road, Goring, RG8 9BT – FULLY DISCHARGED**
Discharge of condition 7 (foul drainage) on planning application P17/S1850/HH (New pitched roof to existing garage, including ground floor alterations and 'Studio' accommodation in roofspace).
- 21.14.8. To review Community Infrastructure Levy (CIL) status / payments**
Next payment due April 2022, the Clerk will continue to monitor the CIL register on the SODC website.

No further Comments.

- 21.14.9. To note Enforcement Register is no longer publicly available on SODC website, and will no longer be considered by this Committee**

Noted

- 21.14.10. To Consider Responding to SODC Request for input on the Draft Joint Design Guide**
Joint Design Guide

Resolved: Approved unanimously to not submit a response.

- 21.14.11. To consider correspondence received**

None



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21.14.12. Matters for future discussion

None

21.14.13. To confirm the date of the next meeting – Tuesday 22nd February 2022 (4th Tuesday of the Month)

Confirmed, Cllr Wills gave their apologies for the next meeting.

Meeting Closed: 20:15