



Minutes of a Meeting of the Planning Committee of the Goring-On-Thames Parish Council Thursday 07th April 2022 at 10:00

Public Participation:

MoP1: Chairman of Thames Bank Association. All residents are appalled, with the issues which will relate to the Construction Phase and ongoing parking of the new residents and their deliveries.

MoP2: Stated the development is out of scale for this area of the village; and relative to the other properties. Also an area of ecological significance, would lose habitat.

MoP3: Loss of privacy; and issues with road and loss of green space.

MoP4: Thames Road is already a narrow road; part of the Ridgeway, this will add to issues.

MoP5: Fully supports some sort of housing, Goring does need more homes, the architects have done a good job, but need to reconsider the access road.,

MoP6: Main issue is scale; so much bigger than the surrounding houses; and appears to be contrary to the neighbourhood plan.

MoP7: Over development; destruction of a nature corridor; agree we need more home; but not of this size.

Neighbourhood Plan Advisor: In planning law, the NFFP would trump the other policies in this area; the NPPF asks for the visual impact on the conservation area to be considered. The Development of the houses at the back is a separate issue to the change to the house at the front. There could be an argument for the main house to be converted to flats; with shared outside space. It could be argued that were the house to remain as one dwelling; a future owner may put a closed board fence and laurel hedge and the view of the period property would still be lost.

Members Present:

Chairman **Cllr S Lofthouse (SL)**

Vice-Chairman **Cllr D Brooker (DB)**

Cllr J Wills (JW)

Cllr L Reavill (LR)

Cllr B Urbick (BU) [Substitute Member]

Officers Present:

Clerk **Mrs L White (LW)**

Members of the Public and Press: More than 10.

The meeting started: 10:15

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

Apologies were received from Cllr M Bulmer.

Resolved: The reasons were given were approved, unanimously.



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

Cllr B Urbick attended as a substitute member.

21.18.2. Declarations of Interests [LA 2011 s31]

None

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

None

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

21.18.4.1. Meeting held on 22nd February 2021

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

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

None

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

21.18.5.1. P22/S0788/FUL - Stow House; Thames Road; Goring; RG8 9AL

Demolition of a number of small ancillary structures and existing outbuilding and the erection of two three-bedroom semidetached dwellings, one four-bedroom dwelling and one five-bedroom detached dwelling with associated garages, parking provision, amended access and additional landscaping. (As amplified by section drawing received 31 March 2022)

Comments made in the public forum were highlight; including access; green space. The neighbourhood plan gives weight to 2 & 3 bedroom homes; but these homes could be considered as 6/7 bedroom homes when you consider the “playroom” and “gym”.

Over Development and does not respect the area; or the neighbourhood plan.

Resolved: It was agreed unanimously to submit the response: Goring-on-Thames Parish Council Planning Committee OBJECT to this application. The application does not respect Policy 3 from the Goring Neighbourhood Plan, and is over development for this area. The houses are also too tall and oppressive to the neighbours; contravening neighbourhood plan policy 16. This is a Victorian area and developments should be in this style. It is felt is also contravenes the infill policy, GNP Policy 2; due to the size and the proposed development does not have appropriate access for refuse and other deliveries. The proposals do not comply with the Oxfordshire parking policy and Policy 19 from the neighbourhood plan. The



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development also removes a vital ecological corridor which is against Policy 12 of the NP. The development is also adjacent to the Ridgeway Path and should have regard for Policy 20 of the neighbourhood plan. Should the application be approved, access via a different road should be given consideration.

21.18.5.2. P22/S0785/HH - Stow House; Thames Road; Goring; RG8 9AL

Demolition of the single storey rear wing of Stow House and an existing outbuilding, removal of the swimming pool and the existing northern section of driveway and the erection of a one and a half storey outbuilding, consisting of a garage with ancillary accommodation.

Resolved: It was agreed unanimously to submit the response: With reference to P22/S0788/FUL Goring-on-Thames Parish Council Planning Committee also OBJECT to this application. The application does not respect Policy 3 from the Goring Neighbourhood Plan, and is over development for this area; the houses are also too tall and oppressive to the neighbours; contravening neighbourhood plan policy 16. This is a Victorian area and developments should be in this style. It is felt is also contravenes the infill policy, GNP Policy 2; due to the size and the proposed development does not have appropriate access for refuse and other deliveries. The proposals do not comply with the Oxfordshire parking policy and Policy 19 from the neighbourhood plan. The development also removes a vital ecological corridor which is against Policy 12 of the NP. The development is also adjacent to the Ridgeway Path and should have regard for Policy 20 of the neighbourhood plan. Should the application be approved, access via a different road should be given consideration.

The entire development of this site needs to be reconsidered to be in line with the various applicable policies for the area. There are other locations in the village where developments such as this (for example Thames Bank; Court Gardens) have worked successfully.

It is noted that the developer was asked to consult with the Parish Council and to date; no consultation has been sought.

21.18.5.3. P22/S1109/HH - 9 Springhill Road; Goring; RG8 0BY

Proposed ground and first floor side and rear extensions

A comment as provided from an immediate neighbour was read out, they had been unable to attend the meeting.

There are no scaled plans showing both the extension and the neighbour. It is a substantial extension.

Resolved: It was agreed unanimously to submit the response: To submit a holding OBJECTION subject to the planning officer addressing the concerns raised by the immediate neighbour.



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21.18.5.4. **P21/S5260/FUL - Bromsgrove Croft Road Goring RG8 9ES - AMENDED**

Variation of condition 2 (Approved Plans) - partially convert the approved garage to a utility room; include two new rooflights at ground floor level, solar panels on the north elevation and minor changes to the approved landscaping on the landscaped boundaries on P19/S0540/FUL (As amended by plans and accompanying letter from agent dated 16 March 2022, received 17 March 2022) 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.

GPC Planning Previous Response: Goring-on-Thames Parish Council maintains the previous OBJECTION to this application. The replacement garage still does not appear to be indicated on the drawings, this could be interpreted that a detached triple garage would be located at the rear of the existing house and may contain space not just for vehicles. So, full details should be provided.

Resolved: It was agreed unanimously to submit the response: no objections to the variation of condition 2 amendments.

21.18.5.5. **P22/S0435/N4C - Upper Gatehampton Farm; Gatehampton Road; Goring; RG8 9LY – AMENDED**

Change of use of barn from agricultural to proposed vehicle storage.

GPC Planning Previous Response: The Planning Committee OBJECTS to this application, this is a rural location, the track is not an appropriate access and there are concerns regarding traffic movements, and the increase of urban usage of this agricultural area.

Resolved: It was agreed unanimously to submit the same response as before.

21.18.6. To note planning authority decisions on applications.

All items below were noted.

21.18.6.1. **P21/S5182/LB - Elm Cottage; Station Road; Goring; RG8 9HA – GRANTED**

Replacement of kitchen window on the South side of the house (Additional information received 25 January 2022 as requested by Conservation and amended information received 09 March 2022).

GPC Planning Response: No Objections subject to Conservation Officer.

21.18.6.2. **P21/S3832/FUL – Notley, Little Croft Road, Goring, RG8 9ER – GRANTED**

Replacement dwelling

GPC Planning Response: No Objections.

21.18.6.3. **P22/S0531/LDP – 78 Elvendon Road; Goring; RG8 0DR – CERTIFICATE ISSUED**

Erection of single storey rear extension

GPC Planning Response: No Objections.

21.18.6.4. **P22/S0126/HH - 4 Walnut Tree Court; Goring; RG8 9HW - GRANTED**

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

GPC Planning Response: No Objections.



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21.18.6.5. **P21/S4426/HH – 23 Milldown Avenue; Goring; RG8 0AS – REFUSED**

Proposed ground and first floor side extension. Proposed new roof over existing garage (as amended by drawings received 15 December 2021, revising the single storey side element from solid wall and a flat-roof to a hipped roof sloping away from the neighbours boundary)

GPC Planning Response: No Objections; but The Parish Council does note however the detailed response to the planning consultation as submitted by the neighbour and ask that the planning officer reviewing this application ensures they are comfortable that the concerns of the neighbours have been addressed prior to a decision being made.

21.18.6.6. **P22/S0057/HH - 94 Elvendon Road; Goring; RG8 0DR – GRANTED**

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 Scrapped Polar White Silicone Scrapped Texture. (Part single, part double storey rear extension, Part garage conversion. Additional window to ground floor shower room).

GPC Planning Response: No Objections.

21.18.6.7. **P22/S0370/LB & P22/S0369/HH – Tudor Cottage; Manor Road; Goring; RG8 9DR – GRANTED**

New single storey rear extension & minor internal alterations to ground floor.

GPC Planning Response: No Objections.

21.18.6.8. **P21/S5261/HH – 18 Wallingford Road; Goring; RG8 0AY - GRANTED**

Lower three kerb sections to allow for improved access.

GPC Planning Response: No Objections, subject to a positive response from the Highways Officer

21.18.7. **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 items below were noted.

21.18.7.1. **P22/S1146/DIS - The Mill Cottage; Lock Approach; Goring; RG8 9AD**

Discharge of condition 5(surface water drainage) on application P21/S3339/HH. (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 study. Internal alterations and external works. Demotion of storage sheds and extension to garage).

21.18.7.2. **P22/S0654/DIS - 2 Woden House; Limetree Road; Goring; RG8 9EY**

Discharge of conditions 4 (Tree Protection) and 5 (Surface Water Drainage) on planning application P21/S3944/HH (Proposed erection of a single storey rear extension.)



21.18.8. To note Withdrawal of Application; Prior to Decision by SODC.

All items below were noted.

21.18.8.1. 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.

21.18.9. 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.

Expected Values: April 2022: £23,837.31; October 2022: £11,854.30; April 2023: £3,451.09

21.18.10. To Consider request to respond to SODC Request to Consult and agree actions or response:

- Draft Community Infrastructure Levy (CIL Charging Schedule) and
- Draft Developer Contributions Supplementary Planning Document (SPD)

Dealt with at a previous meeting, Not Applicable.

21.18.11. To consider correspondence received

None

21.18.12. Matters for future discussion

GNP3 Correspondence; to be noted at the next meeting.

21.18.13. To confirm the date of the next meeting – Tuesday 26th April 2022 (4th Tuesday of the Month)

Confirmed

Meeting Closed: 11:03