



# GORING-ON-THAMES PARISH COUNCIL

## Notice of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council

**Tuesday 12<sup>th</sup> July 2022 at 19:30, Gardiner Pavilion**

All Committee Members are summoned to a Meeting of the Planning Committee.

Members of the public and press are invited to attend all council meetings.  
(Public Bodies (Admission to Meetings) Act 1960)

**Prior to the start of the meeting; Questions and comments from members of the public  
(limited to 10 minutes in total) NOTE: subject to all members being present, this may start as early as 19:20**

*This provides an opportunity for members of the public (who are not usually permitted to speak during the meeting except by special invitation of the Chairman) to participate before the start of the meeting. Members of the public may make only one address to the council of no more than three minutes' duration and only concerning topics on the agenda. No decision can be taken during this session, but the Chairman may decide to refer any matters raised for further consideration.*

### AGENDA

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

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

**2. Declarations of Interests [LA 2011 s31]**

*Member to declare any interests, including Disclosable Pecuniary Interest they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for dispensations that accord the Localism Act 2011 s33(b-e). (NB this does not preclude any later declarations)*

**3. To consider requests for Dispensations [LA 2011 s33]**

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

4.1. Meeting held on 28<sup>th</sup> June 2022

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

**5. To consider applications and approve response to planning authority.**

5.1. P22/S1992/FUL – 2 Elvendon Road, Goring, RG8 0DU

*Variation of condition 2 (Approved Plans) in application P19/S1832/FUL. Addition of window and garden room, change of external material finish to better fit with street scene. (As amended by plan PA001 dated 29 June 2022 which reflects what has been built on site.) Demolition of existing boiler showroom and erection of two new semi-detached dwellings and associated external works.*

5.2. P22/S2204/HH – White Hill Lodge, Reading Road, Goring, RG8 0LL

*Detached 3-bay single-storey oak framed garage to replace existing shed*



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### 6. To note planning authority decisions on applications.

6.1. P22/S1521/FUL – Grove Farmhouse, Grove Road, Goring, RG8 0LT– **GRANTED**

*Erection of 24 ground mounted solar panels in two parallel rows in paddock to the rear of Grove Farmhouse. Solar panels for the domestic use by Grove Farmhouse. Each row will be 12m long and 1.8m deep tilted towards the sun at approximately 30 degrees.*

**GPC Planning Previous Response:** *The Parish Council has No Objections to this planning application subject to the solar planners being restricted to the 24 panels proposed, that they are screened by fast growing native species of hedging to protect the view in the AONB and attached the general planning informative.*

6.2. P22/S1657/HH – Thorpeland, Elmhurst Road, Goring, RG8 9BN – **GRANTED**

*Conversion of existing detached garage to habitable space. Application of horizontal cladding & rendering to some walls & chimney.*

**GPC Planning Previous Response:** *No objections.*

6.3. P22/S1492/HH – Wey Cottage, 2 Manor Road, Goring, RG8 9DP– **GRANTED**

*Demolition of existing pre-fabricated garage. Replacement with an oak timber frame garage*

**GPC Planning Previous Response:** *No objections.*

6.4. P22/S0785/HH – Stow House, Thames Road, Goring, RG8 9AL– **GRANTED**

*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. (As amended by tree information received 13 May 2022).*

**GPC Planning Previous 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 consultation the parish council and to date; no consultation has been sought*

6.5. P22/S1848/HH - 1 Grange Close, Goring, RG8 9DY – **GRANTED**

*Proposed installation of a 15 panel solar PV system to the front/south facing roof pitch of property.*

**GPC Planning Previous Response:** *Goring-on-Thames Parish Council OBJECTS to this application. This property is in the Conservation Area. Planning guidance states solar panels should not be installed at the front of any building in the Conservation Area, these panels would be seen from the road*

6.6. P22/S1813/HH - Spring Hill, 70 Wallingford Road, Goring, RG8 0HN – **GRANTED**

*Single storey rear extension.*

**GPC Planning Previous Response:** *No objections*



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### **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)**

#### **7.1. P22/S2073/DIS – 7 Summerfield Rise, Goring, RG8 0DS**

*Discharge of conditions 3 (Surface water), 4 (Foul water), 5 (Boundary treatments) & 6 (Landscaping scheme) in application P21/S2821/FUL. Erection of new dwelling on land adjacent to 7 Summerfield Rise.*

### **8. To review Community Infrastructure Levy (CIL) status / payments**

*Payment received in April 2022 was at the expected value of £23,837.31.*

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

### **9. To consider correspondence received**

### **10. Matters for future discussion**

### **11. To confirm the date of the next meeting – Tuesday 26<sup>th</sup> July 2022 (4<sup>th</sup> Tuesday of the Month)**