



# GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 26<sup>th</sup> July 2022 at 19:30, Gardiner Pavilion

### Public Participation:

**MoP1:** 22 Lockstile Way concerning the above planning application from 20 Lockstile Way. The extension will protrude from the west side of the number 22 loss of the open aspect and light entering the house/conservatory and back garden will adversely affect residential and visual amenity. It will become very "closed in".

Our privacy will be affected by the proposed new kitchen window and door on the east elevation of no. 20. The boundary fence will partially screen our property from the new kitchen window, but not completely. This exposure is exacerbated by the fact that our ground level is slightly higher (about 1 foot) than no. 20, and the top section of the fence is open trellis near the proposed new bedroom window. Would this impact the future development to number 22 due to the 25-degree rule.

Current fencing boundary is owned by number 20 and limits control for screening from 22.

Members Present: 6

<b>Chairman</b>	<b>Cllr S Lofthouse (SL)</b>
<b>Vice-Chairman</b>	<b>Cllr D Brooker (DB)</b>
	<b>Cllr J Wills (JW)</b>
	<b>Cllr L Reavil (LR)</b>
	<b>Cllr J Emerson (JE)</b>
	<b>Cllr A Smith (AS)</b>

Officers Present:

<b>Assistant Clerk</b>	<b>Mrs S Archer (SA)</b>
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Members of the Public and Press: 2

**The meeting started: 19:30**

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

Apologies were received from Cllr C Ratcliff

**Resolved:** Approved Unanimously



## GORING-ON-THAMES PARISH COUNCIL

### 22.11.2.01 Record Councillor Substitutions, allowed under the Terms of Reference of this Committee [LGA 1972 s85(1)]

None

**Resolved:** Approved Unanimously

### 22.11.3.01 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)*

None

### 22.11.4.01 To consider requests for Dispensations [LA 2011 s33]

None

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

#### 22.11.5.1. Meeting held on 12<sup>th</sup> July 2022

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

#### 22.11.5.2. Matters arising from the minutes not elsewhere on the agenda.

None

### 22.11.6.01 To consider applications and approve response to planning authority.

#### 22.11.6.1. P22/S2445/HH – 20 Lockstile Way, Goring, RG8 0AL

*Demolition of existing rear extension, construction of new rear extension, and other alteration works.*

The principle of the extension is mute, as there is a president sent, given the information from the MOP there are concerns over the positioning of the windows. It can be difficult to quantify right to light to outside space, and there is less rights to light in outside space as there is to a building.

**Resolved:** Approved Unanimously to Object and submit the response: Due to the additional new kitchen window and door positioning which has moved further to the south of the building, which will result in a loss of privacy to the neighbours at number 22.

#### 22.11.6.2. P22/S2435/HH – Larchmead, Elmhurst Walk, Goring, RG8 9DE

*Addition of single storey side extension. Further solar panels and ground source heat pump to rear elevation only*



## GORING-ON-THAMES PARISH COUNCIL

**Resolved:** Approved Unanimously to support and submit the response: No objections and attach the standard planning informative

### **22.11.6.3. P22/S2469/HH – Greycourt, Manor Road, Goring on Thames, RG8 9ED**

*Loft conversion with dormer window and rooflights.*

Very large extension, with a three-story dormer, no overlooking concerns. It was very difficult to interpret the drawings and is an eclectic building.

**Resolved:** Approved Unanimously to support and submit the response: No objections and attach the standard planning informative

### **22.11.6.1. P22/S2460/HH – 6 Milldown Road, Goring, RG8 0BA**

*New two-storey side extension to replace former single-storey carport. Replace existing conservatory with new single-storey rear extension.*

**Resolved:** Approved Unanimously to support and submit the response: No objections and attach the standard planning informative

### **22.11.6.1. P22/S0671/HH – Haydown, Elvendon Road, Goring, RG8 0DT - *AMENDED***

*The amendment is for: as amplified by Arboricultural Impact Assessment received 1 July 2022 and amended by drawings received 14 July 2022.*

Submit the objection as submitted in March.

**Resolved:** Approved Unanimously to OBJECT and submit the response: We acknowledge the applicants have removed a dormer and added obscured glass in the windows, however the Parish Council still OBJECTS to this application. We continue to have reasonable concerns this is over development. There is still potential overlooking from east facing windows and rooflights adjacent to the boundary. There are also concerns about tree protection now and in the future. We have not yet received the tree officer's report.

There is some confusion about existing planning from 2009. Is this out of date?  
abandoned / does this application supersede it?

### **22.11.7.01 To note planning authority decisions on applications.**

All the below were noted.



## **GORING-ON-THAMES PARISH COUNCIL**

### **22.11.7.1. P22/S1980/HH – Croft House, Limetree Road, Goring, RG8 9EY - *GRANTED***

*Proposed timber built garden room with toilet at the bottom of the rear garden to be used as a home office.*

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

### **22.11.7.2. P22/S2025/HH – Jordleys, Manor Road, Goring, RG8 9EN - *GRANTED***

*Erection of a detached triple garage and demolition of existing greenhouse.*

**GPC Response:** *No objections, subject to the use remaining ancillary to the home.*

### **22.11.8.01 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)**

None

### **22.11.9.01 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*

### **22.11.10.01 To consider correspondence received**

Comments concerning Application P22/S2445/HH, MoP came to discuss, and noted.

### **22.11.11.01 Matters for future discussion**

None

### **22.11.12.01 To confirm the date of the next meeting – Tuesday 9<sup>th</sup> August 2022 (2<sup>nd</sup> Tuesday of the Month)**

Confirmed. Apologies received from AS in advance.

**The Meeting Closed at 20:14**