



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 28th June 2022 at 19:30, Gardiner Pavilion

Public Participation:

MoP1: GNP3, it is to note that there is a condensed review on the application and wondered why the drainage scheme is not listed, there was history of the developers sitting on a historical data regarding drainage data, from Thames water dating back 20 years – which undermined their development. As a statutory body, GPC needs to fully review this section of the application, there is a letter drafted for Solicitors and this may go to court and demands reviewing by GPC.

MoP2: GNP3 The two drainage engineers after review removed their objections regarding the scheme, these were removed in March. On behalf of the applicant, I am here to answer questions and disputed allegations of any historical data was withheld.

Members Present:

Chairman Cllr S Lofthouse (SL)
Vice-Chairman Cllr D Brooker (DB)
Cllr J Emerson (JE)

Officers Present:

Assistant Clerk Mrs S Archer (SA)

Members of the Public and Press: 5

The meeting started: 19:37

22.06.1. To elect a Chairman of the Committee for the year ahead.

Resolved: Unanimously approved to elect Cllr S Lofthouse.

22.06.1.1. To receive declaration of acceptance of office.

Resolved: The declaration was signed and received.

22.06.2. In accordance with the decision made on the 16th of May, Chairman to confirm if they wish to be called: Chairman, Chairwoman, Chairperson, Chair.

Cllr Lofthouse confirmed they wished to be known as the Chair of the committee going forward.



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

Apologies were received from Cllr J Wills and Cllr L Reavil

Resolved: The reasons for absence were approved.

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

None

22.06.4. Declarations of Interests [LA 2011 s31]

None

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

None

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

22.06.6.1. Meeting held on 26th April 2022

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

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

None

22.06.7. To elect a Vice-Chair of the Committee for the year ahead.

Resolved: Unanimously Approved to elect Cllr D Brooker.



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

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

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).

Amendments to consider:

- *Minor Highway and Footpath Changes, including but not limited to*
 - *Removal of Lighting Bollard*
 - *Levels information for embankment and footpaths*
 - *Drawings showing refuse vehicle safely passing a large car within the site*
 - *Subsequential Tree Protection drawing changes.*
 - *Cycle parking information*
 - *Area of highway to be adopted*
 - *carriageway, footway and parking space dimensions*
- *Inclusion of additional windows to some plots*
- *Environmental Changes, including but not limited to:*
 - *Southern boundary treatment*
 - *Parkland trees added to tree belt along Manor Road and within meadow area*
 - *Shade tolerant grass mix*
- *Additional drawing showing vertical alignment of site*
 - *Additional drawings showing vertical alignment to show changes in landscaping*
- *Police holding objection*

This application has been reviewed by planning a number of times, the Chair of the Committee has spoken to the planning officer regarding some of the concerns raised by residents in Goring, the chair also received advice from the neighbourhood plan consultants. There were no changes to the drainage scheme which is why it is not included in this review. Police and Crime objection still stands, and some technical changes are required in order to mitigate these, all other objections have been removed.

Resolved: Approved Unanimously to support and submit the response: We recommend that GPC should continue to support this Reserved Matters application subject to its previous statement that “the 34 conditions in the SODC Decision Notice being met and a document plan to prevent construction traffic parking anywhere in Manor Road or Neighbouring roads” and attach the General Planning Informative.

22.06.8.2. P22/S2128/HH – 28 Elvendon Road, Goring, RG8 0DU

Erection of part single part two storey extension

Resolved: Unanimously approved to submit the response: No Objections and attach the General Planning Informative.

22.06.8.3. P22/S2251/HH and P22/S2253/LB - The Old Farmhouse, Station Road, Goring, RG8 9HD

Replacement conservatory and kitchen extension, alterations to outbuilding, alterations to the ground floor.



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They are building on their own footprint, there is no comments yet from the conservation officer, the conservatory looks too modern and looks out of plan.

Resolved: Unanimously approved to submit the response: No Objections, providing the listed building conservation officer is happy with the form and style of the build, and attach the General Planning Informative.

22.06.9. To approve responses to planning authority, decided in absence of a meeting as it was not quorate, Submitted in May

Resolved: All below were noted and approved unanimously

22.06.9.1. P22/S1651/HH – 94 Elvendon Road, Goring, RG8 0DR

Variation of conditions 1 (plans) and 2(materials) on planning application P22/S0057/HH to improve the aesthetic external appearance and to be more in-keeping with neighbouring property P22//S0057/HH - 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).

GPC Response: The Parish Council has No Objections to this planning application

22.06.9.2. P22/S1521/FUL – Grove Farmhouse, Grove Road, Goring, RG8 0LT

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 Response: The Parish Council has No Objections to this planning application subject to the solar panels 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

22.06.9.3. P22/S1492/HH - Wey Cottage, 2 Manor Road, Goring, RG8 9DP

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

GPC Response: The Parish Council has No Objections to this planning application

22.06.9.4. P22/S1657/HH – Thorpeland, Elmhurst Road, Goring, RG8 9BN

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

GPC Response: The Parish Council has No Objections to this planning application

22.06.9.5. P22/S1813/HH - Spring Hill, 70 Wallingford Road, Goring, RG8 0HN

Single storey rear extension

GPC Response: The Parish Council has No Objections to this planning application



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22.06.10. To note planning authority decisions on applications.

All the below were noted.

22.06.10.1. P22/S1109/HH – 9 Springhill Road, Goring, RG8 0BY– GRANTED

Proposed ground and first floor side and rear extensions

GPC Planning Previous Response: *To submit a holding OBJECTION subject to the planning officer addressing the concerns raised by the immediate neighbour.*

22.06.10.2. P21/S5260/FUL – Bromsgrove, Croft Road, Goring, RG8 9ES– GRANTED

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 email from agent received 17 March (elevations) and 3 May 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: *No objections to the variation of condition 2 amendments.*

22.06.10.3. P22/S1651/HH – 94 Elvendon Road, Goring, RG8 0DR– GRANTED

Variation of conditions 1 (plans) and 2(materials) on planning application P20/S3006/HH (Part single, part double storey rear extension, Part garage conversion. Additional window to ground floor shower room), to improve the aesthetic external appearance and to be more in-keeping with neighbouring property.

GPC Planning Previous Response: *No objections.*

22.06.10.4. P21/S5344/HH – Icknield Lodge, Icknield Road, Goring, RG8 0DG– GRANTED

Single storey rear garden room extension. (Amended plans received 3 May 2022 regarding Forestry concerns).

GPC Planning Previous Response: *No objections, subject to the Tree Officer's satisfaction the updated plans address the issued previous raised on this application*

22.06.10.5. P22/S1426/HH - 35 Springhill Road, Goring, RG8 0BY– GRANTED

Installation of a heat pump.

GPC Planning Previous Response: *No objections*

22.06.11. 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 the below were noted

22.06.11.1. 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.



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22.06.12. 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

22.06.13. To consider correspondence received

None

22.06.14. Matters for future discussion

None

22.06.15. To confirm the date of the next meeting – Tuesday 12th July 2022 (2nd Tuesday of the Month) The following meeting is scheduled for June 26th.

Confirmed.

It was discussed that the July 26th Planning Committee meeting may be combined with the full council meeting on the 25th July, subject to there being only a small number of simple applications. List of applications to be circulated to committee members prior to deciding whether to combine the meetings.

The Meeting Closed at 20:03