



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 27th September 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 23rd August 2022

**5. To ratify decisions made by e-mail, due to cancellation of the meeting of 13th September 2022,
following the passing of Her Majesty Queen Elizabeth II.**

5.1. P22/S2445/HH – 20 Lockstile Way, Goring, RG8 0AL - **AMENDED**

Demolition of existing rear extension, construction of new rear extension, and other alteration works. (As clarified by corrected plans received 30 August 2022).

GPC Previous Response: *The Parish Council OBJECTS to this application, 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.*

Response: *Objection removed*

5.2. P22/S2976/LDP - 36 Springhill Road, Goring, RG8 0DD

Removal of existing conservatory and replaced by proposed 3 metre single storey rear extension.

Response: *No Comments*



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

- 6.1. P22/S2253/LB & P22/S2251/HH – The Old Farmhouse, Station Road, Goring, RG8 9HD - **AMENDED**
Replacement conservatory and kitchen extension, alterations to outbuilding, alterations to the ground floor.
GPC Previous Response: No Objections, providing the listed building conservation officer is happy with the form and style of the build.
- 6.2. P22/S2128/HH - 28 Elvendon Road, Goring, RG8 0DU - **AMENDED**
Erection of part single part two storey extension (Amended Plans received 16th August 2022 reducing the ridge height and altering roof form).
GPC Previous Response: No Objections.

7. To note planning authority decisions on applications.

- 7.1. P22/S1992/FUL - 2 Elvendon Road, Goring, RG8 0DU - **GRANTED**
Variation of condition 2 (Approved Plans) of application P19/S1832/FUL. Addition of window and garden room, change of external material finish to better fit with street scene. (As amended by composite plan 8725 PA001 received 18 July 2022 which reflects what has been built on site and as amplified by overlay drawing and photos received 29 July 2022) (As amplified by plan showing 45 degree line and revised elevation plan showing first floor bathroom windows with opening fanlight.) Demolition of existing boiler showroom and erection of two new semi-detached dwellings and associated external works.
GPC RESPONSE: OBJECTS
- 7.2. P22/S2460/HH - 6 Milldown Road, Goring, RG8 0BA – **GRANTED**
New two-storey side extension to replace former single-storey carport. Replace existing conservatory with new single-storey rear extension.
GPC RESPONSE: NO OBJECTIONS
- 7.3. P22/S2204/HH - White Hill Lodge, Reading Road, Goring, RG8 0LL – **GRANTED**
Detached 3- bay single-storey oak framed garage to replace existing shed.
GPC RESPONSE: NO OBJECTIONS on the provision that should provide site plan of the exact location and the tree officer is in agreement.
- 7.4. P22/S2469/HH – Greycourt, Manor Road, Goring on Thames, RG8 9ED – **GRANTED**
Loft conversion with dormer window and rooflights.
GPC RESPONSE: NO OBJECTIONS
- 7.5. P22/S2435/HH – Larchmead, Elmhurst Walk, Goring, RG8 9DE – **GRANTED**
Addition of single storey side extension. Further solar panels and Air source heat pump to rear elevation only.
GPC RESPONSE: NO OBJECTIONS
- 7.6. P22/S0671/HH – Haydown, Elvendon Road, Goring, RG8 0DT – **GRANTED**
Addition of single storey side extension. Further solar panels and Air source heat pump to rear elevation only.
GPC RESPONSE: The Parish Council acknowledges the applicants have removed a dormer and added obscured glass in the windows, and there is now a tree report; however, the Parish Council still OBJECTS to this application. We continue to do so as it does not change the fact that we have reasonable concerns this is over development. There, is still potential overlooking from east facing windows and rooflights adjacent to the boundary.
- 7.7. P22/S1479/HH – 23 Milldown Avenue, Goring, RG8 0AS – **REFUSED**
Proposed ground and first floor front and side extension. Proposed ground floor rear extension. Proposed new roof over existing garage.



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GPC RESPONSE: *OBJECTS to this application, as the previous applications for this property were refused by SODC Planning, and the mitigations applied to this application do not address the reasons for the last refusal. Goring-on-Thames Parish Council agrees with, and would like to highlight the issues raised by 21 Milldown Avenue on this application, and would like to draw your attention to their comments regarding: the proposed development being overbearing & unneighbourly; the 45 degree angle for right of light from one of their primary living areas and; the overhanging of the proposed development over the neighbours property.*

7.8. P22/S1920/HH - 36 Springhill Road, Goring, RG8 0DD – **GRANTED**

Single storey front extension to create entrance hall

GPC RESPONSE: *NO OBJECTIONS*

7.9. P22/S2061/FUL – Loppings, 55 Gatehampton Road, Goring, RG8 0EN – **GRANTED**

Demolition of the existing dwelling. Construction of a replacement dwelling, outbuilding and greenhouse. Associated hard and soft landscaping. Associated boundary treatments Formation of a new crossover and widening of an existing crossover

GPC RESPONSE: *NO OBJECTIONS*

7.10. P22/S0788/FUL - Stow House, Thames Road, Goring, RG8 9AL – **GRANTED**

Demolition of a number of small ancillary structures and existing outbuilding and the erection of two three-bedroom semi-detached 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 26 April 2022 and ecological information submitted on the 9 May 2022 and tree information received 13 May 2022 and amended drainage plan received 1 July 2022).

GPC 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 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.*

7.11. P22/S2445/HH - 20 Lockstile Way Goring RG8 0AL – **GRANTED**

Demolition of existing rear extension, construction of new rear extension, and other alteration works. (As clarified by corrected plans received 30 August 2022)

GPC RESPONSE: *Objection removed after application updated.*

8. 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)

8.1. P22/S1146/DIS – The Mill Cottage, Lock Approach, Goring, RG8 9AD

Discharge of condition 5(surface water drainage) on application P21/S3339/HH.(As amended & amplified by information received 01 September 2022). (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).

NOTE: *GPC not consulted – drainage only.*



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9. To review Community Infrastructure Levy (CIL) status / payments

Expected Values: October 2022: £14,033.94; April 2023: £4,492.36

10. To consider correspondence received

None

11. Matters for future discussion

12. To confirm the date of the next meeting – Tuesday 11th October 2022 (2nd Tuesday of the Month)