



# GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 10<sup>th</sup> January 2023 at 19:30, Gardiner Pavilion

### Public Session – Prior to the Start of the Meeting

MoP1 confirmed they were in attendance to answer any questions on the Burntwood Hall.

### Members Present:

|         |                       |
|---------|-----------------------|
| Chair   | Cllr S Lofthouse (SL) |
| Members | Cllr A Smith (AS)     |
|         | Cllr C Ratcliff (CR)  |
|         | Cllr L Reavill (LR)   |
|         | Cllr J Wills (JW)     |
|         | Cllr J Emerson (JE)   |

### Officers Present:

|                 |                  |
|-----------------|------------------|
| Assistant Clerk | Mrs L White (LW) |
|-----------------|------------------|

|                   |   |
|-------------------|---|
| Public and Press: | 1 |
|-------------------|---|

### Meeting started 19:31

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

Apologies were received in advance of the meeting from Cllr D Brooker.

**Resolved:** The reasons given were unanimously approved.

#### **22.33.1.1. To Record Councillor Substitutions, allowed under the Terms of Reference of this Committee.**

None.

#### **22.33.2. Declarations of Interests [LA 2011 s31]**

None.

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

None.



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

**22.33.4.1. Meeting held on 13<sup>th</sup> December 2022**

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

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

**22.33.5.1. P22/S4555/FUL – Burntwood Hall, Reading Road, Goring, RG8 0LL**

*Change of use and conversion of a disused ancillary accommodation to a 3-bedroom family dwelling and extension.*

Concerns were raised that the site could in time become a building site for further development.

The applicant was asked how close the new parking would be to the property. It was confirmed the parking would be at the end of the existing driveway with a gravel path to the cricket pavilion.

**Resolved:** Unanimously Approved to submit the response: NO OBJECTIONS and attach the general planning informative.

**22.33.5.2. P22/S4418/MPO – 23 Grange Close, Goring, RG8 9DY**

*Modification of the Planning Obligation relating to planning application P87/W0526 to remove restriction on deed that no dwelling (which includes No23) can be occupied by a person who, at the date of first occupation is aged under 65.*

**Resolved:** Approved By Majority, to submit the response: NO OBJECTIONS.

**22.33.5.3. P22/S4350/FUL - The Old Bungalow, Mount Pleasant Farm, Access Road To Mount Pleasant Farm, Goring Heath, RG8 7TB**

*Demolition of sub-standard dwelling together with associated outbuildings, erection of new sustainable dwelling.*

**Resolved:** Unanimously Approved to submit the response NO OBJECTIONS and request that the materials and planting used minimise the visual impact of the development as seen from neighbouring parishes, particular those in Berkshire and attach the general planning informative.

**22.33.5.4. P22/S3916/HH - The Elms, Elvendon Road, Goring, RG8 0DT - **AMENDED****

*A new infill extension to the side of the property & a replacement of the current store building. Replacement garage with a carport, together the addition of a rooflights to first floor bathrooms and upgrading fenestrations throughout to double glazing. (as amended by Site plan received 16 December 2022, demonstrating planting scheme).*

**GPC Previous Response:** No Objections.

Not discussed application already approved by SODC.

**22.33.5.5. P22/S4608/FUL – 21 Springhill Road, Goring, RG8 0BY**

*Demolition of existing dwelling and erection a pair of semi-detached dwellings, with revised access.*

**Resolved:** Unanimously Approved to submit the response NO OBJECTIONS and attach the general planning informative.



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

All of the below were noted.

#### 22.33.6.1. **P22/S3722/FUL - Waterfield Cottage, Manor Road, Goring, RG8 9EN – GRANTED**

*Construction of driveway to serve dwelling, and associated change of use of land (retrospective).*

**GPC Response:** No Objections, asking for a planning condition the surface be SUDS compliant.

#### 22.33.6.2. **P22/S2477/FUL - Land at Icknield Gas to Grid Anaerobic Digestion Plant, Icknield Road, Ipsden, OX10 6AS – GRANTED**

*Construction of a green energy hub comprising a standalone solar array together with grid connection infrastructure, underground cable route, site accesses, access gates, internal access tracks, security measures, other ancillary infrastructure and landscaping and biodiversity enhancements. (As amplified by additional information received 16 August 2022 and amended by information received 14 October 2022).*

**GPC Response:** No Objections, the benefits outweigh the minor visual impact on the AONB.

#### 22.33.6.3. **P22/S3898/LB & P22/S3925/HH – 1 Brewery Cottages, High Street, Goring, RG8 9AR – GRANTED**

*Addition of new oak timber framed enclosed porch to rear elevation.*

**GPC Response:** No Objections.

#### 22.33.6.4. **P22/S3987/HH - The Spinney, Manor Road, Goring, RG8 9ED – GRANTED**

*Retrospective consent for a single storey rear extension to new conservatory & general fenestration alterations.*

**GPC Response:** No Objections.

#### 22.33.6.5. **P22/S4014/HH - South Woden, Manor Road, Goring, RG8 9EB – GRANTED**

*Single storey rear extension.*

**GPC Response:** No Objections.

#### 22.33.6.6. **P22/S3841/HH - 4 Lycroft Close, Goring, RG8 0AT – GRANTED**

*First floor extension, partially built over existing garage. Demolition of existing conservatory and erection of single storey rear extension. New enlarged front porch and updating of existing single storey lean-to structure (south elevation).*

**Resolved:** No Objections on the advice of the pre-application and subject to the applicant following the advice and removing the south facing window from the bedroom and providing sufficient parking.

### 22.33.7. 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 of the below were noted.

#### 22.33.7.1. **P22/S4174/DIS - Ridgeway Rise, Bridleway, Goring, RG8 0JY.**

*Discharge of conditions 7 (Vision splay details) and 13 (Energy Statement Verification) under application reference number P22/S0924/FUL (Erection of a detached two-storey house and detached garage).*



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### **22.33.7.2. P22/S4493/DIS - Land to the east of Manor Road, Goring, RG8 9EJ.**

*Discharge of conditions of 4 (flood water storage compensation), 8 (surface water drainage works), 9 (foul drainage works), 11 (safe access and egress access plan), 12 (vision splay details), 18 (tree protection 3 -timing of works with RPA's), 19 (landscaping (incl hardsurfacing and boundary treatment)), 20 (boundary walls & fences), 21 (biodiversity mitigation and enhancement strategy), 26 (cycle parking facilities), 32 (staged programme of archaeological evaluation and mitigation), 33 (archaeology - full report) on application reference number P19/S2923/O (Erection of 20 dwellings and associated works with all matters reserved except for access).*

### **22.33.8. To consider correspondence received**

None.

### **22.33.9. Matters for future discussion**

None.

### **22.33.10. To confirm the date of the next meeting – Tuesday 24<sup>th</sup> January 2023 (4<sup>th</sup> Tuesday of the Month)**

Confirmed.

AS gave apologies.

It was confirmed the meeting scheduled for the 14<sup>th</sup> February would proceed as planned.

**Meeting Closed: 20:00.**