



# GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 28<sup>th</sup> February 2023 at 19:30, Gardiner Pavilion

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

MoP1: On GNP6, many of the documents are out of date, the most northern homes have not been updated to reflect the conservation board comments and neighbourhood plan policies. Comments regarding massing; driveways, layout, landscaping, ecology, biodiversity, air quality, traffic management etc.

MoP2: On GNP6, McAdden Homes representative, comments including meeting all statutory requirements, monies to local organisations including schools and transport, and 19 affordable homes. Confirmed there will be no visibility of the northern ridges from anywhere north of the site.

MoP3: On GNP6, It does not meet the precise conditions of the Neighbourhood Plan therefore recommend the Parish Council objects to this application. Noted there were missing, contradictory and erroneous documents.

MoP4: On GNP6, Objects to number 43 Springhill being demolished because it is a bungalow, which the village needs more of. The pavement through this site will result in lots of foot traffic, and does not connect to a footpath, as there is no footpath along the northern edge of Springhill Road.

### Members Present:

Chair	Cllr S Lofthouse (SL)
Vice-Chair	Cllr D Brooker (DB)
Members	Cllr C Ratcliff (CR)
	Cllr L Reavill (LR)
	Cllr J Emerson (JE)

### Officers Present:

Assistant Clerk Mrs L White (LW)

Public and Press: 18

### Meeting started 19:45

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

Apologies were received in advance of the meeting from Cllrs J Wills & A Smith.

**Resolved:** The reasons for absence were unanimously approved.

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

None.



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### 22.40.2. Declarations of Interests [LA 2011 s31]

None.

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

None.

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

#### 22.40.4.1. Meeting held on 14<sup>th</sup> February 2023

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

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

#### 22.40.5.1. P20/S2488/FUL – 43 Springhill Road, Goring, RG8 0BY - **AMENDED**

*Residential development of 44 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks (as amended by submission dated 03 February 2023 & as amplified by additional information received 20 February 2023).*

**GPC PREVIOUS RESPONSE:** OBJECTS + Detailed Response Document & General Planning Informative.

All members had received the draft comments on this application as received from the former members of the neighbourhood plan committee.

The developer confirmed:

- statutory quantities had been adhered to for parking
- documentation appears inconsistent at times, because of the iterative process of adding new documents in response to issues raised by statutory consultees and the planning officer, and additional information provided by the developer to the application.

**Resolved:** Unanimously Approved to submit the response OBJECTS and submit the comprehensive document, **Appendix A** to these minutes, which was prepared by former members of the neighbourhood plan committee, and to add to the front page summary “This application does not yet meet the requirements of the neighbourhood plan.”.

[The majority of the members of public who were in attendance left the meeting.]

#### 22.40.5.2. P23/S0379/HH - 13 Milldown Road, Goring, RG8 0BA

*Side & rear two storey extensions & internal alterations.*

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



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### **22.40.5.3. P23/S0519/HH - Cleeve Reach, Goring, RG8 0JY**

*Erection of new double garage. Erection of amenity room and new fencing to serve the existing tennis court.*

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

### **22.40.5.4. P23/S0509/HH - 44 Cleeve Down, Goring, RG8 0HA**

*Proposed first floor rear extension.*

Concerns were raised whether there would be an effect on the neighbour's property.

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

### **22.40.5.5. P23/S0418/HH - 13 Valley Close, Goring, RG8 0AN**

*Conversion of garage to habitable accommodation (gym / home office) and erection of new porch with associated internal and external alterations.*

It was noted that the work has already started, contrary to the planning application, and there will only be two parking spaces.

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

### **22.40.6. To consider planning appeals and approve any updated response, if required.**

#### **22.40.6.1. APP/Q3115/D/22/3308586 – 23 Milldown Avenue, Goring, RG8 0AS**

*P22/S1479/HH - Proposed ground and first floor front and side extension. Proposed ground floor rear extension. Proposed new roof over existing garage.*

**GPC PREVIOUS RESPONSE:** OBJECTS, Previous Applications Refused; Mitigations do not address issues raised & General Planning Informative should application be approved.

**Resolved:** Unanimously Approved to make no further comments.

#### **22.40.6.2. APP/Q3115/C/23/3315454 - Land known as field adjacent to Burial Ground Driveway off B4526 Reading Road Goring RG8 0LL**

*P23/S0297/DA - Without planning permission the material change of use of Land from the keeping of horses to a mixed use, namely 1) the keeping of horses; and 2) the storage of a static caravan in the approximate location shown edged blue on the Plan. (SE22/292(A)).*

**NOTE:** No Previous GPC Response, this is an appeal to an enforcement notice.

**Resolved:** Unanimously Approved to submit the response OBJECTS to this development, fully supports all of the statements as made by the enforcement notice. This development is immediately adjacent to the Parish Burial Ground and therefore extremely sensitive, in an area of open fields within the Chilterns AONB.



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### **22.40.6.3. APP/Q3115/C/23/3315455 - Land known as field adjacent to Burial Ground Driveway off B4526 Reading Road Goring RG8 0LL**

*P23/S0298/DA - Without planning permission the undertaking of building, engineering and other operations on the Land comprising: i) earthworks to dig up, move, deposit and store soil on the Land in the approximate location shown edged blue on the Plan (ii) the installation of a septic tank and soakaway in the approximate location shown edged orange on the Plan (iii) the laying of a hardcore hardstanding/driveway in the approximate location shown edged green on the Plan; iv) the laying of a concrete base in the approximate location shown edged purple on the Plan. (SE22/292(B)).*

**NOTE:** No Previous GPC Response, this is an appeal to an enforcement notice.

**Resolved:** Unanimously Approved to submit the response OBJECTS to this development, fully supports all of the statements as made by the enforcement notice. This development is immediately adjacent to the Parish Burial Ground and therefore extremely sensitive, in an area of open fields within the Chilterns AONB.

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

#### **22.40.7.1. P22/S4607/HH – The Mill Cottage, Lock Approach, Goring, RG8 9AD - APPROVED**

*Alterations to planning approval P21/S3339/HH including adjustments to plan configuration of new day room and entrance hallway extensions. Refinement to previously proposed fenestration and door arrangements and the introduction of a new garden wall to form new semi-private courtyard to entrance. Amendments to roof structure of previously approved scheme.*

**GPC RESPONSE:** NO OBJECTIONS, ask that a conservation officer be assigned.

Noted.

### **22.40.8. 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)**

None.

### **22.40.9. To consider correspondence received**

None.

### **22.40.10. Matters for future discussion**

None.

### **22.40.11. To confirm the date of the next meeting – Tuesday 14<sup>th</sup> March 2023 (2<sup>nd</sup> Tuesday of the Month)**

Confirmed.

**Meeting Closed: 20:30.**