



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 2nd May 2023 at 19:30, Gardiner Pavilion

Public Session – Prior to the Start of the Meeting

None.

Members Present:

Chair	Cllr S Lofthouse (SL)
Members	Cllr L Reavill (LR)
	Cllr J Emerson (JE)

Officers Present:

Assistant Clerk	Mrs L White (LW)
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Public and Press: 0

Meeting started 19:30

22.50.1. 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 Smith, Ratcliff & Brooker.

Resolved: The reasons for absence of all councillors were approved unanimously.

Cllr Wills was also absent.

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

None.

22.50.2. Declarations of Interests [LA 2011 s31]

None.

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

None.



GORING-ON-THAMES PARISH COUNCIL

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

22.50.4.1. Meeting held on 18th April 2023

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

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

22.50.5.1. P23/S1251/HH – Cricketers Cottage, High Street, Goring, Reading, RG8 9BB

Two storey extension to the rear and eastern side of the dwelling. Erection of a glazed link between new extension and existing garage.

Resolved: Approved Unanimously, to submit the response NO OBJECTIONS and attach the General Planning Informative.

22.50.5.2. P23/S1315/HH - 15 Milldown Avenue, Goring, RG8 0AS

Removal of existing vertical hung tiles to front & side elevation and replacement with horizontal cedar cladding with new insulation.

Resolved: Approved Unanimously, to submit the response NO OBJECTIONS subject to the wildlife officer being content this will not adversely affect any roosting bats and attach the General Planning Informative.

22.50.5.3. P23/S0208/FUL - Cedar Wood House, Elvendon Road, Goring, RG8 0LP – **AMENDED**

*Demolition of the existing dwelling house and construction of a replacement dwelling and garage including improvements to existing vehicular access. Amended plans to remove basement and alter roof received 10 March 2023
GPC Previous Response: NO OBJECTIONS.*

Resolved: Approved Unanimously, to submit no further response.

22.50.5.4. P23/S1366/HH - 2 Valley Close, Goring, RG8 0AN

First floor extension and alterations including timber cladding and demolition of conservatory.

Resolved: Approved Unanimously, to submit the response NO OBJECTIONS and attach the General Planning Informative.

22.50.5.5. P23/S1390/HH – Westwood, Elmhurst Road, Goring, RG8 9BN

First floor extension above existing garage and front canopy with single storey rear extension, demolition of existing car port, replaced with new garden pavilion outbuilding, new cricket netting system and extended swimming pool.

Resolved: Approved Unanimously, to submit the response OBJECTS and attach the General Planning Informative. The Planning Committee objects on the following grounds:

This development fails to comply with 5 of the 7 bulleted items (1, 2, 3, 5, 6) in Goring Neighbourhood Plan Policy 16 Building design principles.

“To ensure that all development respects and maintains the character of the village and the surrounding rural AONB, the Plan will support proposals which:



GORING-ON-THAMES PARISH COUNCIL

- comply with SODC's Design Guide and the Chilterns Buildings Design Guide;
- respond positively to scale, mass, density and design of the immediate area and the village context;
- conserve and enhance the characteristics of the Conservation Areas and their settings that make a significant contribution to the area;
- in edge of village locations, acknowledge the Plan's spatial strategy and are sensitive to the transition from urban to rural character;
- sympathetically introduce high quality, modern design in appropriate locations;
- particularly in the conservation areas, consider the use of locally distinctive features and materials such as decorative red and grey brickwork, flint work, tile work, chimneys and porches, as described in the Goring Design Statement;
- respect and protect the AONB. “

Westwood and Glendale are a mirrored pair of handsome late 19c 3-storey detached villas, very characteristic of Goring in its Victorian hey-day. Built of red bricked brick with clay tiles roofs and corbel brick detailing, they have brick porches and moulded bricks on corners & cornice with large, gabled bays. This pair of houses form an important feature of the Elmhurst Rd street scene in the conservation area and currently contribute significantly to the character of this Victorian part of conservation area.

The garage extension is undistinguished and unsympathetic in design and proposes inappropriate materials (horizontal timber walls) that will not enhance the attractive brick Victorian villa or nearby properties.

The garage extension proposes a doubling in length and height of the building, potentially unneighbourly to the house next door.

Horizontal timber walls to the 'garage extension' and 'garden pavilion' will not enhance the predominant red brick character of this Victorian part of the conservation area.

22.50.5.6. P23/S1124/HH – Heronsgate, Bridle Way, Goring, RG8 0HS

Proposed single storey rear extension with associated alterations.

Resolved: Approved Unanimously, to submit the response NO OBJECTIONS and attach the General Planning Informative.

22.50.5.7. P23/S1411/S73 - 21 Springhill Road, Goring, Reading, RG8 0BY

Variation of condition 2 (Approved plans) on planning application P22/S4608/FUL. Demolition of existing dwelling and erection of semi detached houses

Resolved: Approved Unanimously, to submit the response NO OBJECTIONS and attach the General Planning Informative.



GORING-ON-THAMES PARISH COUNCIL

22.50.6. To note planning authority decisions on applications.

All of the decisions below were noted.

22.50.6.1. **P23/S0296/HH - 28 Elvendon Road, Goring, RG8 0DU – GRANTED**

Erection of part single part two storey extension. (As amplified and amended by information received 21 March 2023.)

GPC Response: OBJECTS, out of character, unneighbourly & overbearing.

22.50.6.2. **P23/S0789/HH – Fairfield, River Lane, Goring, RG8 9EE – GRANTED**

GPC Response: NO OBJECTIONS.

22.50.6.3. **P23/S0179/S73 - Ridgeway Rise, Goring, RG8 0JY - GRANTED**

GPC Response: NO OBJECTIONS.

22.50.6.4. **P23/S0251/S73 - Wey Cottage, 2 Manor Road, Goring, RG8 9DP – GRANTED**

GPC Response: NO OBJECTIONS.

22.50.7. 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)

22.50.7.1. **P23/S1272/DIS - 21 Springhill Road, Goring, Reading**

Discharge of condition 3 (Tree Protection) on application P22/S4608/FUL. Demolition of existing dwelling and erection a pair of semi-detached dwellings, with revised access.

Noted.

22.50.8. To Note Planning Applications Withdrawn Before a Decision was Made

22.50.8.1. **P23/S0946/FUL - Midland House, High Street, Goring, RG8 9AR**

Partial change of use from commercial to residential with internal alterations to form a new residential unit.

GPC Response: OBJECTS, the Planning Committee is keen to retain and attract business. The application does not conform to the SODC Local Plan 2035 Policy EMP3: Retention of Employment Land.)

Noted.

22.50.9. To consider correspondence received

The Assistant Clerk informed the Planning Committee more comments received regarding the potential future development without planning permission in the field adjacent to the burial ground. The Clerk team has informed the member of public that only development which is in progress / completed can be reported.

22.50.10. Matters for future discussion

None.



GORING-ON-THAMES PARISH COUNCIL

22.50.11. To confirm the date of the next meeting – 23rd May 2023

Confirmed, subject to the new committee wishing to continue to meet on a Tuesday.

Meeting Closed: 19:56