



# GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 13<sup>th</sup> June 2023 at 19:30, Gardiner Pavilion

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

**MoP1:** Spoke regarding P23/S1825/HH, their comments had been provided in advance of the meeting regarding objections of the size and mass of the proposed development being overbearing on their property.

### Members Present:

Chair	Cllr A Smith (AS)
Members	Cllr S Bridle (SB)
	Cllr J Emerson (JE)
	Cllr J Hutchins (JH)
	Cllr B Newman (BN)

### Officers Present:

Assistant Clerk	Mrs L White (LW)
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**Public and Press:** 1

Meeting started 19:36

### **23.08.1. To receive apologies for absence. [LGA 1972 s85(1)]**

Apologies were received in advance of the meeting from Cllr R Williamson.

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

None.

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

None.

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

None.



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

#### **23.08.4.1. Meeting held on 23<sup>rd</sup> May 2023**

It was agreed they were an accurate of the meeting and the minutes were duly signed.

### **23.08.5. To consider applications and approve response to planning authority.**

#### **23.08.5.1. P23/S1825/HH - 23 Milldown Avenue, Goring, RG8 0AS**

*Proposed ground and first floor front and side extension. Proposed ground floor rear extension. Proposed new roof over existing garage.*

*[Agenda Note: very similar to P22/S1479/HH – Refused on Appeal]*

Previously objected, on the ground of overbearing on the adjacent property.

There appears to be precedent further down the street, but the levels between properties are not an issue there.

**Resolved:** Approved Unanimously to submit the response OBJECTS, should this application be approved we attach the general planning informative. The Committee objects on the grounds of:

Previous applications for this property were refused by SODC Planning and on appeal, and the mitigations applied to this application do not address all of 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 overhanging of the proposed development over the neighbours property. Should the application be granted Goring-on-Thames Parish Council request that there be a condition there is a party wall agreement for the overhang before any building commences, according to legislation.

#### **23.08.5.2. P23/S1726/S73 – Haydown, Elvendon Road, Goring, RG8 0DT**

*Variation of condition 2 (approved plans) on planning application P22/S0671/HH (Proposed side extension) - 1) Addition of 2m rear flat roof ground floor extension and roof connection. 2) Rear first floor dormer replaced with rooflights.*

Originally objected to this application, but it was approved with the planning officer saying it could be considered overdevelopment, but this was mitigated by it being a large plot.

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

#### **23.08.5.3. P23/S1757/HH - Cleeve Reach, Goring, Reading, RG8 0JY**

*Erection of amenity room and new fencing to serve the existing tennis court (Resubmission of P23/S0519/HH).*

Previously a tennis court and two double garages was applied for and refused. This application is updated to remove one of the buildings and reduce the size of the other.

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



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

All of the decisions below were noted.

#### 23.08.6.1. **P23/S1315/HH - 15 Milldown Avenue, Goring, RG8 0AS – GRANTED**

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

**GPC Response:** NO OBJECTIONS to this application subject to the wildlife officer being content this will not adversely affect any roosting bats.

#### 23.08.6.2. **P23/S1093/HH - 1 Holmlea Road, Goring, RG8 9EX – GRANTED**

*Demolition of existing garage. Addition of new two storey side and single storey rear extensions and revised ground floor bay windows. (As amplified and amended by information received 3 April 2023 and Design Statement received 18 April 2023 and updated plans received 22 May 2023 to reflect the correct roof plan).*

**GPC Response:** NO OBJECTIONS

#### 23.08.6.3. **P23/S1159/S73 – Loppings, 55 Gatehampton Road, Goring – GRANTED**

*Variation of condition 3 (Surface water drainage) under application reference number P22/S2061/FUL (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) to reduce the size of the attenuation tank to 10,000L.*

#### 23.08.6.4. **P23/S1366/HH - 2 Valley Close, Goring, RG8 0AN - GRANTED**

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

**GPC Response:** NO OBJECTIONS

#### 23.08.6.5. **P23/S0416/FUL - 5 Summerfield Rise, Goring, RG8 0DS – GRANTED**

*Erection of new single storey dwelling on land adjacent to 5 Summerfield Rise (amended plans to include proposed levels, reduce the height and pitch of the roof, small increase in footprint to meet the nationally described space standards and include additional drainage details received 27 April 2023).*

**GPC Response:** NO OBJECTIONS to this application and ask that the Planning Officer place a condition, to prevent permitted development in the future, which could lead to overdevelopment of the plot

#### 23.08.6.6. **P22/S4555/FUL - Burntwood Hall, Reading Road, Goring, RG8 0LL – GRANTED**

*Change of use and conversion of a disused ancillary accommodation to a 3-bedroom family dwelling and extension (amended plans received 30 January 2023 to show footpaths accessible from the site and tree surveys received 23 February 2023 and 10 March 2023).*

**GPC Response:** NO OBJECTIONS

#### 23.08.6.7. **P23/S0552/HH - 14 Wallingford Road, Goring – REFUSED**

*Convert existing built-in garage into living space, Add bay windows to front of the property on both sides. Add a rough rendered finish. Add a front porch and enlarged bathroom above. Add a side extension. Convert the loft. (As amended by plans received 2023-05-05 to alter the rear fenestration and include obscure glazed windows)*

**GPC Response:** OBJECT, the application still does not follow the pre-application advice regarding the red brick and the loft conversion continues to be unsightly

#### 23.08.6.8. **P23/S1251/HH - Cricketers Cottage, High Street, Goring, RG8 9BB – GRANTED**

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

**GPC Response:** NO OBJECTIONS



## **GORING-ON-THAMES PARISH COUNCIL**

**23.08.7. 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.

**23.08.7.1. P23/S1758/DIS - Land to the east of Manor Road to the south of Little Croft, Manor Road, Goring**

*Discharge of condition 3 (materials) on application P22/S0003/RM. (Erection of 20 dwellings and associated works with all matters reserved except for access).*

**23.08.8. To consider correspondence received**

None.

**23.08.9. Matters for future discussion**

Neighbourhood Plan Monitoring.

**23.08.10. To confirm the date of the next meeting – 27<sup>th</sup> June 2023**

Confirmed.

There being no further business to be transacted, the Chairman closed the meeting 20:28