



# GORING-ON-THAMES PARISH COUNCIL

## Minutes of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council Tuesday 26<sup>th</sup> September 2023 at 19:30, Gardiner Pavilion

### Members Present:

Chair	Cllr A Smith (AS)
Members	Cllr J Hutchins (JH)
	Cllr R Williamson (RW)
	Cllr S Bridle (SB)

### Officers Present:

Assistant Clerk	Mr M Harper (MH)
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### Public and Press:

Three MoP

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

**MoP1** and **MoP2** were invited to comment on application P23/S2967/HH.

**MoP1** Spoke in favour including the following points: the application respected the symmetry of 21a and 21b Gatehampton Rd, there was 18ft available to the side of 21b and, whereas the applicant originally had no need of a garage, they were now buying a battery electric car and had been told that an electric car needed to be kept in a garage. They believed they had room for a small garage with a sloping roof and solar panels. They rejected the suggestion that the development could subsequently be converted into a bedroom.

**MoP2** Objected including the following: the original planning application for 21a and 21b included garages, which was disallowed. The garage in this application was smaller than allowed for in planning guidance; it came too close to the neighbouring property, affecting its views as it was lower than 21b and would be overlooked; they had concerns about the impact on the retaining wall between the two properties and considered 21b had ample parking space.

### Meeting started 19:30

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

Cllr J Emerson, Cllr Barbara Newman



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

None

**23.22.2**            **Declarations of Interest [LA 2011 s31]**

**23.22.2.1**        **To receive declarations of interest [LA 2011 s31]**

Cllr Bridle considered that her knowledge of the members of the public present did not amount to bias.

**23.22.2.2**        **To consider requests for dispensations [LA 2011 s33]**

None

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

**23.22.3.1**        **Meeting held on 22nd August 2023**

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

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

**23.22.4.1**        **P23/S2807/HH - The Dormers, Croft Road, Goring RG8 9ES**

*Front, side and rear extension, alterations to the dormers and internal alterations.*

While the addition of gable roofs to the front dormers was an improvement, it was considered that the main roof line of the proposed extension did not conform to the SODC Design Guide.

**Resolved:** Approved unanimously to submit the response: **OBJECT** As does not conform to planning guidance for side extensions.

**23.22.4.2**        **P23/S2967/HH - Hampton House, 21b Gatehampton Road, Goring RG8 0EN**

*Construction of garage to side of property.*

The main concern was that the proposed size of the garage did not meet SODC's design criteria, that is, a minimum of 6 x 3metres. It was also considered that the development would be tight against the neighbouring property. While it might be possible to locate the garage further back, that would obstruct the existing side access.

**Resolved:** Approved unanimously to submit the response: **NO OBJECTION** *but note that the garage is below the minimum size set out in SODC's planning guidance and to include the planning informative.*

**23.22.4.3**        **P23/S2837/HH - Yew House, Elmhurst Walk, Goring RG8 9DE**

*Formation of new single story rear extension with further external covered area and associated internal alteration, replacement of existing windows and formation of one new door opening.*



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**Resolved:** Approved unanimously to submit the response: **NO OBJECTION.**

### 23.22.5 To note planning authority decisions on applications

All the decisions below were noted.

#### 23.22.5.1 P23/S2376/HH– 2 Heron Shaw, Goring RG8 0AU – **GRANTED**

*Demolish existing garage and replace with garden room.*

**GPC Response: NO OBJECTIONS** but ask that the planning officer places a condition to use brick instead of render on the street facing walls in order to match neighbouring properties and should this application be approved.

#### 23.22.5.2 P23/S1180/HH – 5 Lycroft Close, Goring RG8 0AT – **GRANTED**

*Proposed two storey rear extension; demolition of existing side extension & replacement two storey extension; proposed front porch addition to replace existing front extension; replacement windows & doors; re-cladding of dwelling; & front driveway enlargement. (as amended by plans received 22 June 2023 to omit the first floor side elevation window on the northern elevation, omit the large level flat roof, and decrease the ridge height of the rear extensions and as accompanied by additional BRE sunlight assessment.*

**GPC Response: NO OBJECTIONS.**

#### 23.22.5.3 P23/S2709/HH – 9 Meadow Close, Goring RG8 0AP – **GRANTED**

*Replacing tile hanging to gables and dormer with Cedral horizontal weatherboarding. Rendering brickwork walls at low level (excluding SW Elevation of Garage), relocating front door, changing rear doors to sliding/folding doors, gravel driveway to the front.*

**GPC Response: NO OBJECTIONS** however would prefer the street facing walls to remain brick below the weatherboarding rather than render to match the rest of the street.

#### 23.22.5.4 P23/S2129/HH - South Woden, Manor Road, Goring RG8 9EB - **GRANTED**

*Erection of a two bay carport and attached home office.*

**GPC Response: NO OBJECTIONS** but the Parish Council would have preferred that permission had been applied for in advance and should this application be approved, we attach the planning informative.

#### 23.22.5.5 P23/S1898/HH - Bridge House Thames Road Goring RG8 9AH – **GRANTED**

*Installation of a 12 panel solar PV system to the south facing roof pitch.*

**GPC Response: OBJECT** This conservation area house has great value, and the Planning Committee asks for the applicant to consider a less intrusive method of harnessing solar power.

**Resolved:** Chair to write to Mr and Mrs Baum thanking them for taking our concerns seriously and wishing them well with their solar panel installation.



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### **23.22.6 To consider correspondence received.**

A letter containing a copy of the objection raised by Colin and Peter Allen to Application P23/S2967/HH was received.

A request had been received from the developers of GNP 8 site at Gatehampton to meet committee. Concerns were raised about whether such a meeting was permissible,

**ACTION:** Assistant Clerk was asked to check and send a holding response.

### **23.22.7 Matters for future discussion.**

**ACTION:** Assistant Clerk to investigate riparian properties' right to overnight tenancy of structures & boats. To add to the next agenda as a possible issue for future enforcement.

### **23.22.8 To confirm the date of the next meeting – 10<sup>th</sup> October 2023.**

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 20.27.