



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 14th November 2023 at 19:30, Gardiner Pavilion

All Committee Members are summoned to a Meeting of the Planning Committee.

Members of the public and press are invited to attend all council meetings.
(Public Bodies (Admission to Meetings) Act 1960)

Prior to the start of the meeting; Questions and comments from members of the public
(limited to 10 minutes in total)

This provides an opportunity for members of the public (who are not usually permitted to speak during the meeting except by special invitation of the Chair) to participate before the start of the meeting. Members of the public may make only one address to the committee concerning topics on the agenda. No decision can be taken during this session, but the Chair may decide to refer any matters raised for further consideration.

AGENDA

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

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

2. Declarations of Interests [LA 2011 s31]

2.1. To receive declarations of interest [LA 2011 s31]

Member to declare any interests, including Disclosable Pecuniary Interest they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any prior requests from members for dispensations that accord the Localism Act 2011 s33(b-e). (NB this does not preclude any later declarations.

2.2 To consider requests for dispensations [LA 2011 s33]

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

3.2 Meeting held on 24th October 2023.

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

4.1 P23/S3546/HH Haydown Elvendon Road Goring RG8 ODT

Drop kerb extended for existing access.

4.2 P23/S3430/LDP 3 Nuns Acre Goring RG8 9BE

Addition of solar panels to roof.

4.3 P23/S3675/HH 21 Lycroft Close Goring RG8 OAT

Two storey side extension.

4.4 P23/S3585/HH 9 Milldown Road Goring on Thames RG8 OBA

First floor rear extension above existing single-storey kitchen, extend existing rear first floor bedroom, new single-storey rear extension and minor amendments within existing dwelling.



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5. To note planning authority decisions on applications.

5.1 P23/S2929/LDP Chauntsingers Cleeve Road Goring RG8 9BJ – **NOT LAWFUL**

The proposal is the construction and Installation of a 6 x 4.2m garden room in the garden of the existing dwelling.

GPC Response: NO OBJECTION

5.2 P23/S2967/HH Hampton House 21b Gatehampton Road Goring Oxfordshire RG8 0EN - **GRANTED** *Construction of garage to side of property (Materials schedule annotated on revised plans received 25.09.23).*

GPC Response: NO OBJECTION But note that the garage size is below the minimum size set out in SOC's planning guidance. We include the Planning Informative.

5.3 P23/S3115/HH Bridleway House Bridle Way Goring RG8 0HS - **GRANTED**

Extension and refurbishment works at Bridleway House, Goring-on-Thames, including demolition of existing side and rear extensions, and construction of new single storey kitchen extension at rear, new extension to north elevation, refurbishment of roof space and introduction of a pair of dormer windows and small balconies above existing bay windows, roof lights and solar panels, and replacement windows. The proposals also include the replacement of the existing double garage with a new double garage with a home office space above.(as amplified by Bat Report received 12 October 2023).

GPC Response: NO OBJECTION

6. To note Variations of conditions and amendments to Planning Applications.

6.1 P23/S3520/S73 Land to the east of Manor Road to the south of Little Croft Manor Road Goring on Thames RG8 9EJ

Variation of condition 2 (approved plans) on application P22/S0003/RM for Appearance, Layout, Landscaping and Scale following Outline approval P19/S2923/O for erection of 20 dwellings and associated works, at Manor Road, Goring to allow for: 1) Provision of rooflights to plots 5 and 18 2) Relocation of sun tunnel to plot 18 3) Provision of sun tunnels to plots 6, 7 and 16 4) Revision of first floor layout to plot 17 to provide 3rd bedroom in roof, and 5) Provision of 2 rooflights to plot 17 P22/S0003/RM- Reserved Matters application for Appearance, Layout, Landscaping and Scale following Outline approval P19/S2923/O. Outline application was not subject to an environment impact assessment. (Erection of 20 dwellings and associated works)).

6.2 P23/3518/S73 Land to the east of Manor Road to the south of Little Croft Manor Road Goring on Thames RG8 9EJ

Variation of condition 2 (approved plans) on application P22/S0003/RM for Appearance, Layout, Landscaping and Scale following Outline approval P19/S2923/O for erection of 20 dwellings and associated works, at Manor Road, Goring, to allow for: 1) Repositioning of garages and reconfiguration of parking spaces at Plots 5 and 18, and, 2) Widening of the driveway of Plot 3, 4 and 19. (As amended by plans received 07 November 2023.) (Non-material amendment to the approved planning application P22/S0003/RM. Reserved Matters application for Appearance, Layout, Landscaping and Scale following Outline approval P19/S2923/O. Outline application was not subject to an environment impact assessment. (Erection of 20 dwellings and associated works)).



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6.3 P23/S1411/S73 21 Springhill Road Goring RG8 0BY

Variation of condition 2 (Approved plans) 4, (Drainage) and 5 (boundary treatments) on planning application P22/S4608/FUL. (as amplified by additional drainage information received 9 June 2023, 5 July 2023 and 24 October 2023). (Demolition of existing dwelling and erection of semi detached houses).

7. To note Discharge of Conditions

None

8. To consider correspondence received.

8.1 To note that the occupants of Bridge House are not proceeding with fitting solar panels at this time due to technical challenges and the aesthetic issues raised by the Committee. They hope a better solution will present itself eventually.

9. Matters for discussion.

9.1 To consider the need for revised guidance on site visits for members of the Committee.

The Terms of reference for the Planning Committee state: "To study relevant plans, individual Councillors to take a view as to whether to visit relevant sites to form their opinion and consider any comments from members of the parish before coming to a decision.". A member of the public has complained about a visit from a member of the Committee and believed that others had viewed their property which was, at the time, the subject of a planning application. Assistant Clerk proposes that, in the light of this complaint, the Committee considers how to better reflect the requirements of transparency and objectivity in conducting site visits.

10. To confirm the date of the next meeting – 28th November 2023.