



# GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 14<sup>th</sup> November 2023 at 19:30, Gardiner Pavilion

### Members Present:

Chair	Cllr A Smith (AS)
Members	Cllr J Emerson (JE)
	Cllr R Williamson (RW)
	Cllr S Bridle (SB)
	Cllr B Newman (BN)

### Officers Present:

Assistant Clerk	Mr M Harper (MH)
-----------------	------------------

### Public and Press:

One and a representative from Elegant Homes.

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

The representative from Elegant Homes spoke in respect of P23/S3518/S73 where amendment to the variation application was necessary as the original location for the garages of Plots 3 and 4 would impact on the consented flood compensation storage area. The driveways of these two plots have been widened to accommodate a second parking space on the driveway. In relation P23/S3520/S73, as originally proposed, the roof lights to the rear elevation of Plot 17 would potentially give off light pollution when viewed from the countryside to the south. It is now proposed that the rooflights be moved to the north elevation.

### Meeting started 19:30

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

Cllr J Hutchins

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

None

#### 23.29.2. Declarations of Interest [LA 2011 s31]

##### 23.29.2.1. To receive declarations of interest [LA 2011 s31]

SB has been approached by residents and will speak on item 23.29.4.2 but will not vote. AS and RW declared an interest in the Manor Road applications for variations of conditions (P23/S3518/S73 and P23/S3520/S73) and will not vote.



## GORING-ON-THAMES PARISH COUNCIL

### 23.29.2.2. To consider requests for dispensations [LA 2011 s33]

None

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

#### 23.29.3.1. Meeting held on 24<sup>th</sup> October 2023

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

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

#### 23.29.4.1. P23/S3546/HH Haydown Elvendon Road Goring RG8 0DT

*Drop kerb extended for existing access.*

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

#### 23.29.4.2. P23/S3430/LDP 3 Nuns Acre Goring RG8 9BE

*Addition of solar panels to roof.*

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

#### 23.29.4.3. P23/S3675/HH 21 Lycroft Close Goring RG8 0AT

*Two storey side extension.*

It was noted that the proposal sought to retain the original style of the house with the roof line extended and not stepped back in accordance with the Design Guide. The house is set back from its neighbours, and although close, does not contribute to an overall terracing effect.

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

#### 23.29.4.4. P23/S3585/HH 9 Milldown Road Goring on Thames RG8 0BA

*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.*

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

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

All the decisions below were noted.

#### 23.29.5.1. 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**

#### 23.29.5.2 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

#### 23.29.5.3 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*



## GORING-ON-THAMES PARISH COUNCIL

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**

### **23.29.6. To note Variations of Conditions and Amendments to Planning Applications.**

**23.29.6.1** 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)).

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

**23.29.6.2** 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)).

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

**23.29.6.3** 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).

**Resolved:** Approved unanimously to submit the response **NO COMMENT**

### **23.29.7. To consider correspondence received.**

**23.29.7.1** It was noted 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 and that they hope a better solution will present itself eventually.



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

### **23.29.8. Matters for future discussion.**

#### **23.29.8.1 To consider the need for revised guidance on site visits for members of the Committee.**

It was agreed that it was normally sufficient to view the site of a planning application from a public place. Site visits should only be necessary when the application could not be properly assessed without accessing the site. Visits should be undertaken by two councillors with ID and there should be no discussion of the application with the applicant and neighbours. The Assistant Clerk will notify Committee members of applications in time for them to view sites before the next Committee meeting.

**ACTION: Assistant Clerk** To revise the Committee's Terms of Reference for consideration at the next Committee meeting.

#### **23.24.9. To confirm the date of the next meeting – 28<sup>th</sup> November 2023.**

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 20.10.