



# GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 24<sup>th</sup> October 2023 at 19:30, Gardiner Pavilion

### Members Present:

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

### Officers Present:

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

Five

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

A member of the public spoke on behalf of residents in Wallingford Rd, living adjacent to P22/S2363/FUL.

The following main points were made:

- The three houses do not follow the existing line of buildings in contravention to Policy 8 of the Goring Neighbourhood Plan (GNP).
- There is an adverse visual impact of the house on plot 3 as seen from the Wallingford Rd into the village.
- The boundary between Plot 1 and 86 Wallingford Rd would be insufficient for planting to provide effective screening.
- The Landscape and Visual Assessment of the site GNP6 did not include this site.
- The houses are disproportionately large for the size of the site.
- The roof heights of plots 2 and 3 differ from Plot 1 and are in contravention to Policy 8 of the GNP.
- The access on to the Wallingford Rd as proposed is unsafe.

### The Meeting started 19:35

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

Cllr R Williamson

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

None



# GORING-ON-THAMES PARISH COUNCIL

## 23.27.2. Declarations of Interests [LA 2011 s31]

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

None

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

None

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

### 23.27.3.1 Meeting held on 10<sup>th</sup> October 2023.

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

## 23.27.4. To consider applications and approve response to the planning authority.

### 23.27.4.1. P23/S3272/HH - 1 Sloane Close Goring RG8 0EL

*Replace current white painted timber framed windows with white UPVC windows.*

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

### 23.27.4.2. P23/S3063/HH - Heronsgate Bridle Way Goring RG8 0HS

*Proposed two-storey front extension with replacement balcony and associated alterations.*

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

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

The decision below was noted.

### 23.27.5.1. P23/S2837/HH - Yew House Elmhurst Walk Goring RG8 9DE - **GRANTED**

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

**GPC Response:** NO OBJECTIONS

## 23.27.6. To note Amendments to Planning Applications.

### 23.27.6.1. P22/S2363/FUL - Land off Wallingford Road Goring RG8 0H

*Erection of three detached houses (amended plans and supporting information to change design received 8 September 2023).*

**GPC Response:** OBJECT (for the reasoning see the document included with its representations).

It was considered that the amendment represented a significant change from the previous design for the site and went some way to meeting GPC's earlier objections. A paper had been submitted with reservations about the present proposal (included as the Appendix to these minutes). This notes that, while the number of houses and their bedrooms were in line with the GNP, the design layout, size, heights, ridge lines and materials used were objectional and unsuited to a rural environment. There was little to reflect local building features in the design. There were also concerns about the safety of access onto the Wallingford Rd, and provision for screening the development. The requirement to provide a proportion of affordable housing, on this site and on GNP6 taken together, needed to be observed.



## GORING-ON-THAMES PARISH COUNCIL

Following discussion, it was agreed that, while the principle of three 3-4 bedroom houses on the site was acceptable, the points covered in the submitted paper should be taken into account and that it should be attached to the Council's response.

**Resolved:** Approved unanimously to submit the response **OBJECT** for the reasons set out in the attached document in addition Goring Parish Council wish to ensure that when the lighting plan is developed it is minimised in the interest of reducing light pollution whilst consistent with road safety.

### **23.7.7. To note Appeals to Planning Decisions**

The Appeals below were noted.

#### **23.27.7.1. P23/S0552/HH - 14 Wallingford Road Goring on Thames RG8 OAH**

*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 As per pre-application advice, properties in this area should remain as red brick, not be rendered, see Design Guide Policies 5.11 and 5.27. Additionally, there are no eaves on the proposed back left gable and the loft conversion is unsightly especially the part over the current flat roof, see Design Guide Policy 5.29.*

#### **23.27.7.2. P23/S0519/HH - Cleeve Reach Goring RG8 OJY**

*Erection of new double garage. Erection of amenity room and new fencing to serve the existing tennis court.*

**GPC Response:** *The Planning Committee of the Goring-on-Thames Parish Council has NO OBJECTIONS to this application and attach the General Planning Informative*

### **23.27.8. To note Discharge of Conditions**

The Discharge of Conditions below was noted

#### **23.27.8.1. P23/S3407/DIS - Land to the west of Wallingford Road Adjacent to Sewage Works between Goring and South Stoke RG8 OJA**

*Discharge of condition 5(Archaeological Written Scheme of Investigation) on application P20/S4706/FUL (Development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access).*

### **23.27.9. To consider correspondence received**

Two appeals have been made against enforcement action relating to development without planning permission on land adjacent to the Burial Ground. The hearing will be in November, it was decided that as this would be a matter of the application of the law the Parish Council had no role and need not be represented.

The developers of the reserve site GNP8 on Gatehampton Road had requested a meeting with members of the Committee. It was agreed that they should be invited to a meeting before the next Committee meeting on 14<sup>th</sup> November.



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

**23.27.10. Matters for future discussion.**

None.

**23. To confirm the date of the next meeting – 14<sup>th</sup> November 2023.**

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 20.35.