

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

Tuesday 28th November 2023 at 19:30, Gardiner Pavilion

Members Present:

Chair Cllr S Lofthouse (SW)

Members Cllr R Williamson (RW)
Cllr A Smith (AS)
Cllr B Newman (BN)
Cllr J Hutchins (JH)

Officers Present:

Assistant Clerk Mr M Harper (MH)

Public and Press:

Nine MoPs

Public Session – Prior to the Start of the Meeting

The MoPs had all attended in respect of Item 5.2 on the agenda; four MoPs spoke raising their concerns, including the following. There was no history of any other than agricultural use on the site, the scale of the proposal, including residential use, was inappropriate, It was doubtful if the previous permission for a stable block was still current as no development had taken place, and that what work had been done was illegal. The site was visible from the road, from footpaths, and was in an AONB where concerns about visual impact should be given due weight in accordance with the National Planning Framework. There was noise from generators and light pollution from the current illegal occupation. There was no mention of the site in the Development Plan and there were worries that granting permission could lead to a subsequent intensification of use. Attention was drawn to para 27 of the document Planning Policy for Traveller Sites where, in the case of granting temporary permission, the absence of a 5-year supply (as is the case in South Oxfordshire) does not constitute a material consideration in an AONB.

Meeting started 19:30

23.32.1. Following the retirement of the Chair and in the absence of the Vice-Chair, to elect a Chair for the purposes of the present meeting.

Resolved: Unanimously agreed to elect Cllr Lofthouse as Chair for the meeting.

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

Cllrs J Emerson, S Bridle, B Drew

Cllr S Lofthouse
Chair of the Committee

12th December

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

None

23.32.3. Declarations of Interest [LA 2011 s31]

None

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

None

23.32.3.2. To consider requests for dispensations [LA 2011 s33]

None

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

23.32.4.1. Meeting held on 14th November 2023

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

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

23.32.5.1. P23/S3831/HH Cleeve Croft Cleeve Road Goring RG8 9BJ

New lead canopy to front. Single storey rear extension. Pitched roof to garage.

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

23.32.5.2. P23/S3743/FUL Land known as Field Adjacent to Burial Ground Driveway Off B4526 Reading Road Goring on Thames Oxfordshire RG8 0LL

Application proposing the material change of use of land for mixed use of Equestrian and Residential, through the formation of a Gypsy/Traveller pitch providing 1 Static Caravan/Mobile Home and 1 Touring Caravan, alongside ancillary development.

Cllrs noted that the application site did not meet the criteria in the guidance Planning Policy for Traveller Sites Para 4 (h) which provides that sites should be in 'appropriate locations', in this case its location in an AONB, its visual amenity value, its closeness to the burial ground, and the potential for noise pollution and other disturbance means that it is not an appropriate site for development of any kind, other than agricultural or equestrian. In the absence of a 5-year supply of Traveller sites, it is for the Planning Authority to find suitable sites not GPC.

Resolved: Approved unanimously to submit the response **OBJECT** on the grounds that the site is not identified for development in the Goring Neighbourhood Plan and is outside the Village envelope; it is not an appropriate location for a traveller site as it is not in accordance with Policy H14.2 (iii) of the South Oxfordshire Development Plan, being in the AONB, clearly visible from a footpath frequently used by walkers accessing the Chilterns Way and immediately adjacent to the Village Burial Ground. It was agreed that the Assistant

Clerk should draft a response on these lines, to be agreed by Committee before being submitted to the Planning Authority.

23.32.5.3. P23/S3552/HH The Old Stables Elvendon Road Goring RG8 0DT
Single storey rear extension.

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

23.32.5.4. P23/S3895/HH Querton Manor Road Goring RG8 9ED
Conversion of existing double garage to habitable accommodation with changes to fenestration.

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

23.32.6 To note planning authority decisions on applications.

The decisions below were noted.

23.32.6.1. P23/S1411/S73 21 Springhill Road Goring RG8 0BY - **GRANTED**

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). To allow for the inclusion of a second outbuilding for the approved second dwelling on the site. (Demolition of existing dwelling and erection of semi detached houses).

GPC Response: None as no further representations were being accepted.

23.32.6.2. P23/S3213/HH The Beeches 1 Long Meadow Goring RG8 9EG - **GRANTED**

Double storey side extension and revisions to the internal layout.

GPC Response: OBJECT as no flood risk assessment had been submitted; there were no concerns with the design itself.

23.32.6.3. P23/S3063/HH Heronsgate Bridle Way Goring RG8 0HS - **GRANTED**

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

GPC Response: NO OBJECTION.

23.32.6.4. P23/S3249/HH Stow House Thames Road Goring RG8 9AL - **GRANTED**

Internal remodelling of existing residence, proposed basement extension, proposed patio extension and proposed new outbuilding to form a gym.

GPC Response: OBJECT. The proposed change to the character and style of the veranda (eg the style of the pillars and the doors and windows) will detract from the architectural character and interest of the building and the character and appearance of the conservation area. In view of the amount of construction work in the area resulting from this application and from the development in its former garden (P23/S70788/FUL), a traffic management plan would be required to minimise disturbance and congestion.

23.32.7. To consider variations of conditions and amendments to Planning Applications.

None

23.32.8. To note Discharge of Conditions.

The Discharge of Conditions below was noted.

23.32.8.1. P23/S3786/DIS The Elms Elvendon Road Goring RG8 0DT

Discharge of condition 4 (Arboricultural Method Statement and Tree Protection Plan) on application P22/S3916/HH (A new infill extension to the side of the property & a replacement of the current store building. Replacement double garage with a carport and single garage, together the addition of a rooflight to first floor bathrooms and upgrading fenestrations throughout to double glazing).

23.32.9. To consider correspondence received.

An e-mail had been received complaining about the cumulative effect of development in Elvendon Road on water pressure at their property. The Assistant Clerk was asked to respond advising them to raise the matter with Thames Water.

23.32.10. Matters for discussion.

23.32.10.1. To consider amending the Committee's terms of Reference and put to Full Council for approval. Appendix A.

Resolved: Approved unanimously to amend the Terms of reference as drafted in Appendix A

23.32.11. To confirm the date of the next meeting – Tuesday 12th December 2023.

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 20.20.