



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

Tuesday 9th January 2024 at 19:30, Gardiner Pavilion

Members Present:

Chair	Cllr S Lofthouse (SW)
Members	Cllr J Emerson (JE)
	Cllr S Bridle (SB)
	Cllr B Newman (BN)
	Cllr J Hutchins (JH)

Officers Present:

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

One MoP

Public Session – Prior to the Start of the Meeting

The MoP spoke in support of application P23/S4189/HH - 76 Wallingford Road. Originally a loft conversion had been planned and planning permission was granted, but the roof structure could not be adapted to allow the intended development. It was decided instead to add another storey. Neighbouring properties are substantial and the proposed development would be of a similar size. Efforts had been made to amend the design to satisfy neighbours' concerns.

Meeting started 19:30

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

Cllr R Williams

24.36.1.1. To Record Councillor Substitutions, allowed under the Terms of Reference of this Committee.
None

24.36.2. Declarations of Interest [LA 2011 s31]

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

None

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

None



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

24.36.3.1. Meeting held on 12th December 2023.

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

Under Item 23.34.10 there were two Action points for the Assistant Clerk. On the first, MH reported that there was no record of an application for a change of use at no.3 High Street. On the second, the decision on the application on land adjacent to the Burial Ground would only be called in for SODC's Planning Committee to decide if the Planning Officer was minded to allow it.

Action Assistant Clerk: To check with SODC on the permitted Use Class of no. 3 High Street.

24.36.4. To consider applications and approve response to the planning authority.

24.36.4.1. P23/S4189/HH 76 Wallingford Road Goring RG8 0HN

First floor extension to create two storey dwelling.

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

24.36.4.2. P23/S4324/S73 Sangalala Elmhurst Walk Goring Reading RG8 9DE

Variation of condition 2 (Approved plans) in application P21/S4595/HH-Design and adjustments and to improved living accommodation and aesthetics Extensions and alterations to existing dwelling.

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

24.36.4.3. P23/S4299/FUL Cedar Wood House Elvendon Road Goring Reading RG8 0LP

Replacement dwelling.

Resolved: Approved unanimously to submit the response **OBJECT** on the grounds that its bulk adversely impacts on views from the AONB and the Chilterns Way Extension, there would be a loss of trees, the proposed entrance has insufficient sight lines on to Elvendon Road and the Parish Council suggest OCC Highways re-consider its safety. The proposed garage is inappropriately sited and too big.

24.36.4.4. P23/S4309/T28 O/S 42 Wallingford Road Goring on Thames Reading RG8 0BG

Proposed installation of Cabinet VMSD1i

Resolved: Approved unanimously to submit the response: This should be relocated next to the existing green cabinet in the grass recess.

24.36.4.5. P23/S4310/T28 O/S 20 Wallingford Road Goring on Thames Reading RG8 0AY

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit no response but to note the general comment.

24.36.4.6. P23/S4311/T28 O/S 37 Elvendon Road Goring on Thames Reading RG8 0DP

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit the response: This would be better located near the post box, in the footpath splay adjacent to the footpath entrance to Towse Court



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24.36.4.7. P23/S4312/T28 OPP 1 Icknield Road Goring on Thames Reading RG8 0DL

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit the response: This appears to be more in Springhill Road. The cabinet should be located well clear of the new dropped kerb at the Springhill Road / Elvendon Road junction.

24.36.4.8. P23/S4314/T28 S/O 2 Lockstile Way Goring on Thames Reading RG8 0AJ

Proposed installation of Cabinet VMSD1i

Resolved: Approved unanimously to submit no response but to note the general comment

24.36.4.9. P23/S4315/T28 S/O 2 Valley Close Goring on Thames Reading RG8 0AN

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit the response: The proposed location reduces the footway from 1.4m to 1.06m; 1.4m is already too narrow for comfort.

24.36.4.10. P23/S4316/T28 S/O 1 Meadow Close Goring on Thames Reading RG8 0AP

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit no response but to note the general comment.

24.36.4.11. P23/S4318/T28 S/O 10 Milldown Avenue Goring on Thames Reading RG8 0AG

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit no response but to note the general comment.

24.36.4.12. P23/S4320/T28 S/O Journeys End Farm Road Goring on Thames Reading RG8 0AA

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit the response: The proposed location will restrict access (including for delivery and refuse vehicles) in an already narrow public right of way that forms a part of the Chiltern Way.

24.36.4.13. P23/S4321/T28 S/O 26 The Birches Goring on Thames Reading RG8 9BW

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit no response but to note the general comment

24.36.4.14. P23/S4322/T28 S/O 1 Millers Close Goring on Thames Reading RG8 9BS

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit no response but to note the general comment.

24.36.4.15. P23/S4323/T28 S/O Cariat Court Cleeve Road Goring on Thames Reading RG8 9BT

Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit no response but to note the general comment.



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24.36.4.16. P23/S4325/T28 S/O 22 Clevedeme Goring on Thames Reading RG8 9BU
Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit no response but to note the general comment.

24.4.17. P23/S4326/T28 O/S 22 Pennypiece Goring on Thames Reading RG8 9BY
Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit the response: This is too close to a dropped kerb and restricts level passage of a wheelchair or cause a wheelchair to tilt on to the carriageway.

24.4.18. P23/S4327/T28 S/O 1 Holmlea Road Goring on Thames Reading RG8 9EX
Proposed installation of Cabinet VMFB2

Resolved: Approved unanimously to submit the response: This should be relocated further away from the new dropped kerb at the junction with Croft Road and not in Holmlea Road itself, which has narrow pavements.

Action: Assistant Clerk to write to the responsible Planning Officer with the general comment, asking that in all these cases the Cabinet Siting and Pole Siting Code of Practice be followed, that anti-graffiti paint be applied to all Cabinets and to provide the Parish Council with a named contact in Virgin Media to liaise with so that the final siting of cabinets can be agreed.

24.36.5. To note planning authority decisions on applications.

The following decisions were noted.

24.36.5.1. P23/S3546 Haydown Elvendon Road Goring RG8 0DT - **GRANTED**

Drop kerb extended for existing access.

GPC Response: NO OBJECTION.

24.36.5.2. P23/S3585/HH 9 Milldown Road Goring on Thames RG8 0BA - **GRANTED**

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. (As amplified by additional information received 30 November 2023.)

GPC Response: NO OBJECTION.

24.36.5.3. P23/S3520/S73 Land to the east of Manor Road to the south of Little Croft Manor Road Goring on Thames RG8 9EJ - **GRANTED**

Variation under Section 73 of TCPA 1990 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) Provision of sun tunnels to plots 6, 7 and 16 3) Revision of first floor layout to plot 17 to provide 3rd bedroom in roof, and 4) Provision of 2 rooflights to plot 17 5) Repositioning of garages and reconfiguration of parking spaces at Plots 5 and 18, (as approved under P23/S3518/S73) 6) Widening of the driveway of Plot 3, 4 and 19 (as approved under P23/S3518/S73) . (As amended by plans received 07 November and 10 November 2023)

GPC Response: NO OBJECTION.



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24.36.5.4. P23/S3430/LDP 3 Nuns Acre Goring RG8 9BE - **LAWFUL**

Addition of solar panels to roof.

GPC Response: NO OBJECTION.

24.36.5.5. P23/S3518/S73 Land to the east of Manor Road to the south of Little Croft Manor Road Goring on Thames RG8 9EJ - **GRANTED**

Variation under Section 73 of TCPA 1990 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.)

GPC Response: NO OBJECTION.

24.36.5.6. P23/S3675/HH 21 Lycroft Close Goring RG8 0AT - **GRANTED**

Two storey side extension.

GPC Response: NO OBJECTION.

24.36.6 To note planning appeal decisions.

The following appeal decisions were noted.

24.36.6.1. P23/S0552/HH 14 Wallingford Road Goring on Thames RG8 0AH - **ALLOWED**

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 to the original application: 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.*

24.36.6.2. P23/S0519/HH Cleeve Reach Goring RG8 0JY - **ALLOWED**

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

GPC Response: NO OBJECTION.

24.36.7. To consider correspondence received.

24.36.7.1 Details of an appeal against non-determination by West Berkshire DC of an application for a dwelling house in Streatley have been received. Goring Parish Council responded to the original application with an objection on the grounds that, if allowed, the application would set a precedent for development outside the village settlement boundary with a negative impact on the views of the AONB from Goring. The appeal is to be decided on the basis of written representations.

Resolved: Approve unanimously to submit the response: Goring Parish Council objected to the initial application as the proposal would be outside the village settlement boundary with the consequential risk of setting a precedent for further development and resulting negative impact on the views of the AONB from Goring. The Council remains of the same view and continues with its objection.

24.36.8. Matters for discussion.

None



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24.36.9. To confirm the date of the next meeting

24.36.9.1. To agree that the Committee's next meeting is on Tuesday 23rd January.

There being no further business to be transacted, the Chair closed the meeting at 20.11