



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 13th 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)
Cllr R Williamson (RW)
Cllr M Stares (MS)

Officers Present:

Assistant Clerk Mr M Harper (MH)

Public and Press:

14 MoPs

Public Session – Prior to the Start of the Meeting

On P20/S2488/FUL The following points were made: the estimated traffic volumes did not take account of actual volumes at peak times; traffic speeds are consistently higher than the speed limit and additionally, on Springhill Road, parked cars and the narrowness of the road reduced both drivers' and pedestrians' visibility; controlled pedestrian crossings would be preferable to uncontrolled crossings on the Wallingford Road and on Springhill Road; visibility at the Springhill Road/West Way junction was poor because of parked cars. Additional measures were therefore needed to improve safety.

On P24/S0231/HH It was pointed out that the site had now been extensively cleared and there were concerns that a future application would be made for two houses on it.

Meeting started 19:30

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

None

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

None

24.41.2. Declarations of Interest [LA 2011 s31]

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

None

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



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None

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

24.41.3.1. Meeting held on 23rd January 2024.

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

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

24.41.4.1. P24/S0173/LDE Waterfield Cottage Manor Road Goring RG8 9EN

Certificate of Lawfulness for the existing use of the building as two separate dwellings.

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

24.41.4.2. P24/S0231/HH 19 Elvendon Road Goring RG8 ODP

Two new garden rooms.

It was noted that, in an AONB, permitted development for buildings more than 20 metres from the house is limited to 10 square metres, and that this might be taken as an indication of the acceptable scale for developments unless there were other factors that would outweigh that.

Resolved: Approved unanimously to submit the response **OBJECT** on the grounds that the two buildings would exceed the permitted development limits in an AONB.

24.41.4.3. P20/S2488/FUL 43 Springhill Road Goring RG8 0BY (Amendments)

Residential development of 44 dwellings including demolition of 43 Springhill Road, vehicular and pedestrian accesses, play area, public open space and associated landscaping and earthworks.

There was a discussion of the issues raised by the MoPs present and the comments made by MIGGS. It was agreed that the points made be reflected in an updated version of the notes previously submitted to SODC by the Council and that these be sent accompanying the Council's response.

Resolved: Approved unanimously to submit the response **NO OBJECTION**, subject to the further amendments that Goring on Thames Parish Council requires before planning approval is given as in attached notes one and two.

24.41.4.4. P23/S2807/HH The Dormers Croft Road Goring RG8 9ES

Front, side and rear extension, alterations to the dormers and internal alterations (as amended by drawings reducing the extensions and amplified by tree information received 4 December 2023 and 5 February 2024).

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

24.41.5 To note applications for discharge of conditions.

These applications are not subject to public consultation.

24.41.5.1. P24/S0257/DIS Stow House Thames Road Goring RG8 9AL

Discharge of conditions 3 (tree protection), 4 (landscaping), 5 (surface water drainage), 6 (external windows, doors and columns) on application P23/S3249/HH (Internal remodelling of existing residence, proposed basement extension, proposed patio extension and proposed new outbuilding to form a gym).

24.41.5.2. P24/S0343/DIS The Elms Elvendon Road Goring Reading RG8 ODT



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Discharge of condition 6 (Bat box details) 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 with the addition of a rooflight to first floor bathrooms and upgrading fenestrations throughout to double glazing. (As amended by Site plan received 16 December 2022, demonstrating planting scheme).

24.41.5.3. P24/S0261/DIS The Elms Elvendon Road Goring RG8 0DT

Discharge of condition 4 (Tree Protection (Detailed) 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).

24.41.6. To note planning authority decisions on applications.

24.41.6.1. P23/S4007/HH Fernleigh Ferry Lane Goring RG8 9DX - GRANTED

Removal of existing low pitched roof and formation of new roof over existing side extension, New front porch roof and new pedestrian gate.

GPC Response: No Objection.

24.41.6.2. P23/S4210/LDP 11 & 14 Cariat Court Cleeve Road Goring RG8 9BT - LAWFUL

Re-arrange internal layout to adjacent first floor flats (one habitable room from no.11 to be transferred to no.14).

24.41.7 To note planning applications withdrawn.

24.41.7.1. P23/S3028/S73 Land to the west of Wallingford Road Goring RG8 0JA

Variation of conditions 2 (Approved Plans), 7 (Tree Protection Plan), 8 (CTMPO), 9 (Surface Water), 10 (Foul Water), 11 (Ground Levels), 12 (Hard Landscaping), 13 (Soft Landscaping) and 14 (Materials) on planning permission P20/S4706/FUL. Temporary planning permission for 25 years for the development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access.

No further representations will be accepted.

24.41.8. To consider correspondence received.

24.41.8.1 A request for comments on the South Oxfordshire/Vale of the White Horse Joint Local Plan has been received. It was agreed that JE and MS would consider the document with particular attention to the draft policies in relation to housing and Infrastructure and report back in time for an agreed response to be submitted.

24.41.9. Matters for future discussion.

None

24.41.10. To confirm the date of the next meeting

24.41.10.1. To agree that the Committee's next meeting is on Tuesday 27th February 2024.

There being no further business to be transacted, the Chair closed the meeting at 20.40 pm.