



GORING-ON-THAMES PARISH COUNCIL

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

Tuesday 13th August 2024 at 19.30, Belleme Room, Goring Village Hall

Members Present:

- Cllr M Stares (Chair)
- Cllr J Emerson (Vice-Chair)
- Cllr R Williamson
- Cllr B Newman
- Cllr S Lofthouse
- Cllr S Bridle

Officers Present:

- Assistant Clerk Mr M Harper

Public and Press:
10 Members of the Public, 4 representatives of the Developers of the site the subject of P24/S2193/FUL

Public Session – Prior to the Start of the Meeting.

Cllr Stares began the session by explaining the background to the preparation of the Goring Neighbourhood Plan (GNP) and the inclusion of the site at P24/S2193/FUL (GNP8) as a reserve site in the Plan. He emphasised that this was a site allocated in the GNP and that the principle of development and its scale were accordingly settled.

Six MoPs spoke objecting to P24/S2193/FUL. The points made were that:

- 1) The development was premature, Policy 10 of the GNP states that the site should not be developed until it was apparent by 31st March 2024 that the other four sites in the Plan are unlikely to produce 94 dwellings in the Plan period. This was not the case.
- 2) What was the background to the identification of the site in the GNP, why had the Parish Council put it forward when it had clear disadvantages in terms of its location and impact on the AONB.
- 3) Why had the Planning Committee met the developers in November last year before the March trigger date.
- 4) The volume and speed of traffic passing the site where a 60mph speed limit applied would be a danger to pedestrians, cyclists and horse riders and to vehicles emerging from the site.
- 5) The development would produce a further increase in traffic over and above the increase in use by delivery vehicles and from users of the Sheepcot Field.
- 6) Sixteen houses would be an over-development of the site at a density that was unsuitable for a rural location on the edge of the Village.
- 7) There should be some provision of one-bedroom houses.
- 8) There were concerns about the hydrology of the site and the risk of flooding to neighbouring properties.
- 9) The site would be developed at too great a density with 16 houses on the site.



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In response to these objections, Cllr Stares said that of the four sites GNP2 (Ash Hurst) was developed, GNP3 (Manor Road) was being developed and further development in that location was restricted by the flood risk, GNP6 (Spring Hill Rd) was currently under consideration by the Planning Authority. The remaining site, GNP10, in the Village centre, was in commercial use and the tenants had a lease extending beyond the Plan period. Because of the unavailability of GNP10, it was therefore clear that there was no prospect of meeting approximately 94 completions as required in the GNP without calling on the reserve site. The evaluation of sites had been a long and rigorous process including landscape and visual impact assessments of each potential site and a detailed sustainability appraisal. This was all fully documented and was the subject of public consultation. The four sites chosen initially were the best choices in the light of all the considerations. GNP8 was added as a reserve site by the Inspector after the public hearing into the Plan. It was acknowledged that there were drawbacks to the site but the reasoning for its selection by the Inspector is set out in the GNP. The Plan, including the reserve site, was subject to a referendum in the Village before it became part of local planning policy. Members of the Planning Committee and those involved in preparing the GNP met with the developers of GNP8 at their request last year. By that time, it was apparent that GNP10 would not become available, and the developers wanted to do preparatory work before submitting an application this year. The purpose of the discussions was to advise the developers how their application would be consistent with the GNP policy for the site.

One MoP spoke in support of P24/S2116/HH, pointing out the efforts the applicants had taken to ensure that it was in sympathy with the immediate environment and with the surrounding National Landscape. Care had been taken to choose an architect who could produce a suitable design. Pre-application advice had been sought and was supportive, the advice from the Planning Officer had been followed in preparing the application.

Meeting started 19.55.

24.18.1. To receive apologies for absence and substitutions.

None

24.18.2. Declarations of Interest

24.18.2.1. To receive declarations of interest.

Cllr Emerson noted that the author of the Briefing Note was his wife, but that he was not involved in its preparation

24.18.2.2. To consider requests for dispensations

None.

24.18.3. To approve the minutes of previous committee meetings.

24.18.3.1. Meeting held on 23rd July 2024.

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

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

24.18.4.1.24.18. P24/S2193/FUL Land at Gatehampton Road and to the south-east of No.55 Goring-on-Thames

Erection of 16 dwellings, of which 6 would be affordable, with new vehicular and pedestrian/cycle access obtained via Gatehampton Road and associated infrastructure and landscaping.(as amplified and amended by plans and information received 23 July and 1 August 2024).



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Councillors appreciated the comments made by MoPs and their strength of feeling, they were sympathetic to their concerns about traffic and road safety. This would be taken forward by the Traffic Management, Parking and Pedestrian Safety Committee. Councillors considered that the provision for parking on the site did not take account of the need for visitor parking and that this was important given the current pressure on parking in Gatehampton Road when Sheepcot Field was in use. The development would add to the number of smaller and more affordable houses in the Village.

Resolved: Approved unanimously to submit the response: No Objection but to attach the requests in respect of planning conditions and design matters summarised in Appendix E. as follows:

- 1. Road and pedestrian safety** – a planning condition to ensure the suitability and safety of the road and pedestrian accesses to Gatehampton Rd must be provided and approved by the planning authority. The design should include safety railings at both footpath exits.
At present, the 20mph restriction ends before the entrance to the site and the national speed limit applies beyond this along the whole of the narrow country road between Goring and Gatehampton. The road passes both entrances to the site and the whole stretch of road should be restricted to 20mph in the interest of pedestrian and cyclist safety.
- 2. Car parking** – parking provision is insufficient, and the layout should be revisited to design in additional off road car parking for all dwellings and their visitors to prevent overspill parking in Gatehampton Road.
- 3. Construction management** - a planning condition to produce a Construction Management Plan which must be approved by GPC prior to commencement of any works, to ensure construction traffic and routing avoids Goring centre, no construction parking along Gatehampton Rd, cleanliness of Gatehampton Rd in the vicinity of the site, social hours working, noise and air pollution limitations to protect neighbouring residents etc.
- 4. Landscape management** – a planning condition that a landscape management strategy must be provided. A management plan for protection and enhancement of the hedges, trees and other planting must be submitted prior to the start of on-site works. Perimeter hedges and screening must be subject to a legal agreement to ensure that residents of neighbouring properties are not able to remove, reduce or materially modify the screening. Green landscape buffers will require protection for the long term to ensure that the site is screened in nearby and distant views.
- 5. Lighting** – a planning condition to produce a lighting plan for the development that avoids over-lighting, protects dark skies in the National Landscape and that will not have an adverse impact on neighbouring residents, the rural character of the countryside and biodiversity. Street lighting



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provision at the end of Gatehampton Road by the development site should be considered in the interests of pedestrian and cyclist's safety.

6. Design - hanging clay tiles rather than wooden siding which will deteriorate and be treated differently by different owners as time goes by.

7. Affordable Housing – a contribution is required for affordable housing in Goring to offset the difference between 6 and 6.4 affordable dwellings (40% of 16 new houses).

8. Biodiversity – a planning condition to produce a Landscape and Ecology Management Plan (LEMP) for the site to ensure the successful creation and long-term management of proposed habitats and protection of biodiversity.

24.18.4.2. P24/S2116/HH Katauyak Goring RG8 OJY

Erection of eco-lodge residential annex for use as art studio and garden room.

The quality of the design of the annex was appreciated and it was observed that it would only be visible from the opposite bank for a limited stretch of the Thames Path, However, there were concerns about the sequential development along this part of the river, eroding what had been a more natural landscape. The extensive glazing was noted, and it was felt that this could give rise to light pollution and be visible from the opposite bank.

Resolved: Approved with one vote against to submit the response: No Objection, with the request that a condition be attached so that the sliding/folding shutters shown in the plans should be closed after dark to minimise light pollution; and attach the Planning Informative.

24.18.5. To note planning authority decisions on applications.

The following were noted:

24.18.5.1. P24/S1550/HH 19 Milldown Road Goring RG8 OBA

GRANTED

Demolition of the existing conservatory, adaptation of the existing utility / storage room and erection of a two-storey rear extension.(as amended by plans received 10 July 2024).

GPC Response: No Objection.

24.18.5.2. P24/S0792/HH 2 Reading Road Goring RG8 OET

GRANTED

Single storey garden outbuilding.

GPC Response: Object as the proposal is disproportionately large.



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24.18.6. To confirm the date of the next meeting – Tuesday 27th August 2024.

Confirmed.

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