



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

Tuesday 9th 2024 at 19.30, Gardiner Pavilion

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

Officers Present:
Assistant Clerk Mr M Harper

Public and Press:
1 MoP.

Public Session – Prior to the Start of the Meeting.

The MoP wanted to know the latest position on the Neighbourhood Plan housing provision, in particular progress on reserve site GNP8 Gatehampton Road. The Chair provided an update: the Plan provision is for 94 houses, sites at Ash Hurst has been developed and that at Manor Road was being developed, the site at Springhill Road is currently subject to a planning application. Due to the site in the centre of the Village not coming forward within the timescale specified, the reserve site has become available. An application has now been made to the Planning Authority and should appear on its website shortly.

Meeting started 19.30.

24.13.1. To receive apologies for absence and substitutions.

None.

24.13.2. Declarations of Interest

24.13.2.1. To receive declarations of interest.

Cllr Williamson noted that he lived close to Little Croft Road where the application under agenda item 24.13.4.1 is located.

24.13.2.2. To consider requests for dispensations

None.



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24.13.3. To approve the minutes of previous committee meetings.

24.13.3.1. Meeting held on 25th June 2024.

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

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

24.13.4.1. P24/S1961/LDP Bloomsbury Lodge Little Croft Road Goring Reading RG8 9ER
Erection of single storey outbuilding.

Resolved: To consider whether the scope of permitted development would allow the possibility of this being habitable and advise the Planning Officer of the Council's concerns in that respect.

24.13.4.2. P24/S2101/HH Oakleigh 4 Wallingford Road Goring Reading RG8 0AH
Demolition of existing rear conservatory. Erection of single storey rear extension and internal alterations.

Resolved: Approved unanimously to submit the response: No Objection.

24.13.5. To consider amendments to applications and approve a response to the planning authority

24.13.5.1 P24/S2083/S73 5 Summerfield Rise Goring Reading RG8 0DS
Variation of condition 2 (Approved plans) to make minor adjustments to the approved plans, and condition 3 (Drainage and service details) to discharge the pre-commencement condition - on application P23/S0416/FUL. (Erection of new single storey dwelling on land adjacent to 5 Summerfield Rise)

Resolved: Approved unanimously to submit the response: No Objection.

24.13.6. To note amendments to applications

The following was noted:

24.13.6.1. P24/S0529/HH The Old Stables Elvendon Road Goring RG8 0DT
Rear basement extension. (As amplified by additional information received 2 July 2024.)

24.13.7. To note planning authority decisions on applications.

None.

24.13.8. To consider next steps for the Review of the Neighbourhood Plan.

Cllr Stares made the following points:

- 1) The NP has a planning period until 2033 and is based on the priorities of the community and an analysis of housing need over the plan period. It is aligned with the local plan and national planning policy. Goring is in a unique position to protect against speculative development. There is no rush to update it.



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- 2) GNP6 and GNP8 are going through the planning application process. Together these sites account for over 60% of the proposed new houses. It is not sensible to embark on an NP update before these planning applications come to a conclusion.
- 3) The draft joint local plan (LP2041) dovetails well with the existing NP. No additional housing targets are proposed for Goring. It strongly supports the National Landscapes and reinforces its support for Neighbourhood Plans. If LP2041 retains its current priorities it will simplify any update that we wish to make to the NP.
- 4) The new government's commitment to housing growth, particularly on the green belt (as opposed to National Landscapes) and the production of the new local plan means that the planning environment is unpredictable. It is pointless producing an updated NP until there is a clearer view of planning policies going forward. A premature update would mean that another update will be required quite quickly.
- 5) We should avoid the potential workload and impact on the community of getting into a Category 3 (full process) upgrade. Rather, we should consider an upgrade as "maintenance" and strive to keep it as Category 2 (simpler).
- 6) It will probably take a year or more to complete a Category 2 process through to it being incorporated into the local development plan. It will require focused resource and a budget. It will also need specialist IT support.
- 7) In the same way as for the current NP, there are grants available from Locality to support the process and any technical planning input. At the moment it looks as though these could amount to circa £19 - 30k. We would probably need to invest at least as much again to complete the update. A Category 3 update would cost significantly more.
- 8) The most appropriate way forward is to keep this under consideration and have another status review in the first quarter 2025 or when the policies of the emerging LP2041 become firmer if earlier

The Committee agreed with the recommendation at point 8 and noted the need to make provision in the Council's budget for 2025-26 for a review should one be considered necessary.

24.13.9. To consider correspondence received.

None.

24.13.10. To confirm the date of the next meeting – Tuesday 23rd July 2024.

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 20.15pm.