



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

Tuesday 12th November 2024 at 19.30, Council Office, Old School

Members Present:

- Cllr M Stares (Chair)
- Cllr J Emerson (Vice-chair)
- Cllr S Lofthouse
- Cllr B Newman
- Cllr N Mallen

Officers Present:

Assistant Clerk Mr M Harper

Public and Press
3 Members of the public.

Public Session – Prior to the Start of the Meeting.

MoP1 spoke in support of P24/S3242/FUL Virgo Beauty. They were fully aware of the concerns about noise and reassured the Committee that this was in hand. They had considerable experience of working in hotels and restaurants as well as working with environmental protection officers. They had always had good working relationships with their neighbours and with environmental protection. The wine bar would not generate excessive noise and disturbance and they believed effective measures could be put in place to deal with noise transmission to the neighbouring property.

MoP2 spoke in opposition to P24/S3242/FUL. Their property adjoined Virgo Beauty and had a flying freehold so that their bedroom was above the ground floor of Virgo Beauty. They were concerned at the potential noise, the number of covers applied for, at up to 74 people and the opening hours, at up to 11pm four consecutive nights a week. Other issues, parking and delivery, were not addressed in the application. Their comments were supported by the resident of Nappers Barn. MoP1 responded saying that the application for a licence included the maximum numbers, beyond those actually intended and it was not envisaged that the bar would be open up to 11pm for as many as four nights a week. MoP1 had discussed noise mitigation with environmental protection and considered that it would be possible to install effective insulation. MoP2 pointed out that, as a listed building any insulation work would require listed building consent.

Meeting started 7.40 pm

24.34.1. To receive apologies for absence and substitutions.

Apologies – Cllr R Williamson.

24.34.2. Declarations of Interest

24.34.2.1. To receive declarations of interest.

None



GORING-ON-THAMES PARISH COUNCIL

24.34.2.2. To consider requests for dispensations.

None

24.34.3. To approve the minutes of previous committee meetings.

24.34.3.1. Meeting held on the 22nd October 2024.

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

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

24.34.4.1. P24/S3258/HH 19 Milldown Road Goring RG8 0BA.

Raising of existing pitched roof to outrigger, to provide appropriate headroom to internal space. Changes to fenestration.

Resolved: Unanimously resolved to submit the response: No Objection.

24.34.4.2. P24/S3242/FUL Virgo Beauty High Street Goring RG8 9AR.

Change of use from sui generis beauty salon to sui generis wine bar & bottle shop.

The Committee accepted that the proposed wine bar would be a popular amenity in the Village, however they recognised there would be a potential noise impact on Nappers Cottage. MoP1 was questioned about parking on the High Street and arrangements for deliveries. MoP1 said that the side access would only be used for parking by themselves and not for deliveries, customer parking would be in existing parking spaces in the Village. They were experienced in managing deliveries to minimise disruption. MoP2 said that the existing space for bins would be insufficient to meet the volume applied for; MoP2 responded that this was the maximum likely and expected the actual volumes to be lower. The Committee concluded that before the application could proceed there needed to be reassurance that the noise problem could be satisfactorily dealt with within the constraints of a listed building.

Resolved: Resolved to submit the response: Object. As the application stands, the potential loss of amenity for the neighbouring property arising from noise is unacceptable without adequate sound proofing measures. The Council has no objection in principle to the proposed change of use.

24.34.4.3. P24/S3351/S73 The Coach House Icknield Road Goring RG8 0DG.

Variation of conditions 2 (approved plans) and 3 (materials) on application P21/S4620/HH (First floor side extensions to dwelling and single storey extension) - to change first floor from exposed timber with render panels to clay tile hanging to improve external appearance.

Resolved: Unanimously resolved to submit the response: No Objection

24.34.5. To note amendments to planning applications and approve a response to the planning authority.

NB No further comments on this application are invited.

24.34.5.1 P24/S2479/HH Cedar Wood House Elvendon Road Goring RG8 0LP.

Detached oak frame 3 bay garage / carport. (As amended & amplified by information received 22 October 2024).



GORING-ON-THAMES PARISH COUNCIL

24.34.6. To note planning authority decisions on applications.

The following were noted:

24.34.6.1. P24/S2763/HH Treetops Fairfield Road Goring RG8 0EX. GRANTED
Existing pitched roof removal; to be replaced with green flat roof with roof extension to the rear. Glazed corner window to front elevation. Replacement rectangular window to replace round port hole window in bedroom 4. Replacement porch to match existing (As amended by revised drawing omitting side window received 15 October 2024).

GPC Response: No Objection.

24.34.6.2 P24/S2757/S73 Site of Building at Upper Gatehampton Farm Goring-on-Thames RG8 9LY

GRANTED

Variation of condition 2 (approved plans) on application P23/S0933/FUL (Demolition of existing building (part-store/part-house) and erection of dwelling with associated works) - to alter position and type of some windows and main wall to be built of brick rather than timber.

GPC Response: No Objection.

24.34.6.3 P24/S1788/FUL Battle Farm Elvendon Road Goring RG8 0LP.

GRANTED

Restore and adapt the existing farm buildings on the site, converting the buildings into one 3-bedroom, and two 4-bedroom dwellings with associated landscaping and parking. (Additional information received 12 July 2024 and amended plans and additional information received 8 August 2024 and additional and amended documents received 27 August 2024).

GPC Response: No Objection to this application subject to the use of appropriate and sympathetic materials, including the use of slate as opposed to corrugated metal for the roof; additionally, restrictions should be put in place to limit what might otherwise be any permitted development of extensions and out buildings; the site needs to be adequately screened from the Chilterns Way.

24.34.6.4 P24/S2116/HH Katauyak Goring RG8 0JY.

GRANTED

Erection of eco-lodge residential annex for use as art studio and garden room. (As amplified by information received 29 August 2024, 10 September 2024 and 11 September 2024).

GPC Response: No Objection to this application, but ask that a condition be attached so that the sliding/folding shutters shown in the plans should be closed after dark to minimise light pollution.

24.34.7. To confirm the date of the next meeting – Tuesday 26th November 2024.

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 8.05pm.