



GORING-ON-THAMES PARISH COUNCIL

Minutes of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council Tuesday 25th June at 18.30, Council Office, Old School, Station Road

Members Present:

Cllr M Stares (Chair)
Cllr J Emerson (Vice Chair)
Cllr S Lofthouse
Cllr B Newman
Cllr D Bermingham
Cllr N Mallen

Officers Present:

Assistant Clerk Mr M Harper

Public and Press

Five Members of the Public (MoPs).

Public Session – Prior to the Start of the Meeting.

MoP1 spoke in support of P25/S1433/FUL Mill Cottage. No physical changes were proposed simply the change to a holiday let. Noise and security issues had been addressed and it was consistent with the Neighbourhood Plan.

MoP2 represented the developers of P25/S0291/FUL Timberlawn. The development was intended to provide a generational home; the site provided an opportunity for a low level, high quality sustainable design, providing biodiversity gains and which would fit in with its surroundings.

MoP3 objected to P25/S1628/FUL 19 Elvendon Road. Access to the development would be by a private lane over which the property would have no right of way. Subsequently it was pointed out that a public sewer ran through the plot.

Meeting started at 18.45.

25.12.1. To receive apologies for absence and substitutions.

None.

25.12.2. Declarations of Interest.

25.12.2.1. To receive declarations of interest.

Cllr Bermingham declared that he was a neighbour of Timberlawn and therefore had an interest, though not a pecuniary one. The Committee agreed and that there was no need for him to abstain from voting.

25.12.2.2. To consider requests for dispensations.

None.



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25.12.3. To approve the minutes of previous committee meetings.

25.12.3.1. Meeting held on the 13th May 2025.

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

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

25.12.4.1. [P25/S1433/FUL](#) The Mill Cottage Lock Approach Goring RG8 9AD

Continued use of the pool house as ancillary to main dwelling in addition to flexibility of use for holiday lets (part retrospective).

Resolved: Resolved by a majority to submit the response: No objection subject to revision to the Noise Plan to reduce usage to 22.00. Cllr Emerson voted against.

25.12.4.2. [P25/S0921/FUL](#) Timberlawn Manor Road Goring RG8 9EH

Erection of a replacement self build dwelling with associated landscaping.

In discussion, the Committee appreciated the quality of design but it was noted that the main part of the house would be in flood zone 3a, whereas the existing building was in flood zone 2. There was therefore a consequent risk of an increased displacement of flood water compared to the existing situation. The application contained a flood risk assessment however, this was a technical matter which the Committee was not competent to make a judgement on.

Resolved: Unanimously resolved to submit the response: No objection subject to confirmation from the Environment Agency and SODC officers on the implications of the development in Flood Zones 3a in the event of flooding.

25.12.4.3. [P25/S1396/HH](#) Hope Cottage Manor Road Goring RG8 9EB

Proposed conversion of double garage into a habitable annexe.

Resolved: Unanimously resolved to submit the response: No objection subject to conditions that would limit its use as ancillary to the main dwelling.

25.12.4.4. [P25/S1628/FUL](#) 19 Elvendon Road Goring RG8 0DP

Erection of 4 bedroom detached house.

Resolved: Unanimously resolved to submit the response: Object on the grounds that the development is out of scale with its plot; the arrangements for parking and access need to satisfy highways. Concerns were expressed by members of the public about access via a private road and the location of the public sewer through the plot.

25.12.4.5. [P25/S1505/FUL](#) Site adjacent to 14 Milldown Avenue Goring RG8 0AS

Single detached dwelling including access to Milldown Avenue and associated works.

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



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25.12.4.6. [P25/S1686/LDP](#) 19 Springhill Road Goring RG8 0BY
Replacement of conservatory roof for a tiled roof to match existing.
No response required.

25.12.5. To note amendments to planning applications

NB No comments are sought.

25.12.5.1. [P25/S0352/FUL](#) Land to the rear of 3 & 4 Summerfield Rise Goring RG8 0DS
Erection of two 3-bedroom dwellings (Amended drainage and ecology information received 11 June 2025).

25.12.5.2. [P24/S4058/S73](#) Land west of Wallingford Road Goring RG8 0HP
PART RETROSPECTIVE - Variation of Conditions 2 (Approved Plans), 8 (CTMP), 9 (Surface Water), 10 (Foul Water), 11 (Ground Levels), 12 (Hard Landscaping), 13 (Soft Landscaping), 14 (External Materials) and 17 (Landscape Specification) on planning application P20/S4706/FUL (Temporary planning per mission for 25 years for the development and operation of a Transitional Hybrid Energy Project and associated infrastructure including access) - The main change is there will be three larger generators instead of the approved four generators. (Amended plans and information received 20 February 2025, revised drainage plan received 17 April 2025 and amended information received 29 April 2025 and 2 June 2025).

25.12.6. To note planning authority decisions on applications.

25.12.6.1. [P25/S1041/HH](#) 4 Hartslock Close Goring RG8 9EF GRANTED
Single storey rear extension to enlarge kitchen and single storey side extension for boot room, relocation of air source heat pump.

GPC Response: No Objection.

25.12.6.2. [P25/S0940/HH](#) Elmore House Elvendon Road Goring RG8 0DT GRANTED
Proposed outbuilding (cycle and garden store)

GPC Response: No Objection.

25.12.6.3. [P25/S0946/HH](#) 28 Milldown Road Goring RG8 0BB GRANTED
Front, side and rear extensions. Dropped kerb and extended drive. (As amended by information received 13 May 2025.)

GPC Response: No Objection subject to sufficient parking being provided as required for a house of this size. The Council would have preferred to see a Design and Access Statement with more details.

25.12.6.4. [P25/S1000/HH](#) 39 Milldown Road Goring RG8 0BA GRANTED
Replacement of conservatory with new single storey rear extension.

GPC response: No Objection.

25.12.6.5. [P25/S1354/HH](#) 26 Gatehampton Road Goring RG8 0EP GRANTED
Modified main entrance and construction of rear dormer.

GPC Response: No Objection.

25.12.6.6. [P25/S1370/HH](#) Upper Gatehampton House Gatehampton Road Goring RG8 9LT GRANTED

Single storey rear extension, side covered porch and rear canopy. (As amended by location and block plan showing footpath received 13 May 2025)

GPC Response: No Objection.



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25.12.6.7. [P25/S1317/S73](#) Cedar Wood House Elvendon Road Goring RG8 0LP GRANTED
Variation of condition 2 (approved plans) on planning application P24/S2479/HH - modification to design (Detached oak frame 3 bay garage / carport).
GPC Response: No Objection.

25.12.7. To confirm the date of the next meeting – Tuesday 15th July.
Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 19.30