



GORING-ON-THAMES PARISH COUNCIL

Minutes of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council Tuesday 15th July at 18.30, Council Office, Old School, Station Road

Members Present: Cllr J Emerson (Vice Chair)
Cllr B Newman
Cllr D Bermingham
Cllr N Mallen

Officers Present:
Assistant Clerk Mr M Harper

Public and Press
None.

Public Session – Prior to the Start of the Meeting.
None.

Meeting started at 18.30.

25.15.1. To receive apologies for absence and substitutions.
Apologies – Cllrs Stares and Lofthouse.

25.15.2. Declarations of Interest.

25.15.2.1. To receive declarations of interest.

Cllr Bermingham declared that he was a neighbour of Little Barton, Manor Road the subject of the application at agenda item 4.1 (P25/S1497/FUL), but had no pecuniary or other interest.

25.15.2.2. To consider requests for dispensations.

None.

25.15.3. To approve the minutes of previous committee meetings.

25.15.3.1. Meeting held on the 25th June 2025.

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

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

25.15.4.1. [P25/S1497/FUL](#) Little Barton Manor Road Goring RG8 9EH

The proposal seeks to convert the existing garage and its approved extensions (REF:P25/S0044/HH) into a new dwelling.

In discussion, Cllrs felt that there was little change in terms of design and scale from the earlier application (P25/S0044/HH); however, the change in this application to a residential use was material in respect of flood risk.

Resolved: Unanimously resolved to submit the response: Object on the grounds that the flood risk has not been evaluated through the sequential test.



GORING-ON-THAMES PARISH COUNCIL

25.15.4.2. P25/S1800/HH 6 Elmcroft Goring RG8 9EU
Single storey side extension.

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

25.15.4.3. P25/S1962/HH 11 Cleeve Park Cottages Icknield Road Goring Reading RG8
Erection of a single storey rear garden room

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

25.15.5. To note planning authority decisions on applications.

The following were noted:

25.15.5.1 [P25/S0535/HH](#) 32 Milldown Road Goring RG8 0BA GRANTED
Erection of single-storey rear and side extensions, the relocation of porch entrance to side with canopy, first floor rear extension with oriel window, dormer window to front elevation and roof lights to rear roof.

GPC Response: Object on the grounds that the proposed development is over-dominant.

25.15.5.2. [P24/S3242/FUL](#) Virgo Beauty High Street Goring RG8 9AR REFUSED
Change of use from sui generis beauty salon to sui generis wine bar & bottle shop. (As amplified by noise report received 10 December 2024)

GPC 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.

25.15.5.3 [P25/S1396/HH](#) Hope Cottage Manor Road Goring RG8 9EB GRANTED
Proposed conversion of double garage into a habitable annexe.

GPC Response: No objection subject to conditions that would limit its use as ancillary to the main dwelling.

25.15.6. To note appeals against the decision of the Planning Authority and to consider the need for a response.

25.15.6.1.. [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. (As amplified by noise report received 10 December 2024).

Cllrs were concerned that acceptable noise protection measures should only be provided within the limitations of working on a listed building and that the following response be sent to the Planning Inspectorate.

Resolved: Unanimously resolved to submit the response The Parish Council's objection was due to the potential loss of amenity for the neighbouring property arising from noise being unacceptable without adequate sound proofing measures. It maintains its objection to the appeal. It expects the appellant be required to prove, using objective evidence from an acoustic expert with relevant experience of working with historic buildings, that the premises can and will be adapted to conform to legal sound requirements (to the satisfaction of the EHO) and that the necessary mitigation can be installed, with listed building consent, by a heritage work experienced professional construction



GORING-ON-THAMES PARISH COUNCIL

team to the satisfaction of SODC's Heritage/Conservation officer. The Parish Council continues to have no objection in principle to the change of use.

25.12.7. To confirm the date of the next meeting – Tuesday 5th August.

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 19.10.