



GORING-ON-THAMES PARISH COUNCIL

Minutes of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council Tuesday 5th August 2025 at 18.30, Council Office

Members Present:

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

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.

All MoPs came to comment on agenda item 4.4 P25/S1973/FUL.

MoP1 objected to the application on the grounds that it was inappropriate for the site which is in the conservation area, being too large in relation to the other buildings on that part of Station Road and, at three stories, it would be higher than them.

MoP2 objected because the height of the development would overshadow the garden of White Lodge to its rear.

MoP3 endorsed the previous comments made and added that the proposed parking arrangements would have an unacceptable visual impact in the conservation area and could be dangerous with vehicles reversing into the narrow street.

MoP4 Objected on conservation grounds, noting that this was the oldest street in the Village, being its pre-Victorian centre and contained a number of listed buildings. The proposal was ugly and overbearing and out of context with the modest two storey cottages on that part of the street. The design of the doors and windows were an odd mix.

Meeting started at 18.40.

25.17.1. To receive apologies for absence and substitutions.

Cllr N Mallen.

25.17.2. Declarations of Interest.

25.17.2.1. To receive declarations of interest.

None.

25.17.2.2. To consider requests for dispensations.

None.



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25.17.3. To approve the minutes of previous committee meetings.

25.17.3.1. Meeting held on the 15th July 2025.

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

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

25.17.4.1. [P25/S1768/HH](#) 14 Wallingford Road Goring RG8 0AH

Erection of a double garage.

Resolved: Unanimously resolved to submit the response: No Objection, subject to the Tree Officer being satisfied.

25.17.4.2. [P25/S1967/LB](#) The John Barleycorn Manor Road Goring RG8 9DP

Conversion of existing pub into one dwelling with four bedrooms, internal and external alterations to facilitate conversion. Demolition of non-original lean-to rear extension and outbuilding.

Cllrs noted that the Heritage Officer had thoroughly reviewed the application and that there were minimal changes to the external appearance of the building and that they therefore saw no reason to object.

Resolved: Unanimously resolved to submit the response: No Objection subject to the Heritage Officer being satisfied.

25.17.4.3. [P25/S1975/FUL](#) The John Barleycorn Manor Road Goring RG8 9DP

Conversion of existing pub into one dwelling with four bedrooms, internal and external alterations to facilitate conversion. Demolition of non-original lean-to rear extension and outbuilding.

Resolved: Unanimously resolved to submit the response: No Objection subject to the Heritage Officer being satisfied.

25.17.4.4. [P25/S1973/FUL](#) Knightstone Station Road Goring RG8 9HA

Extensions and alterations including raising the roof to existing dwelling to create two 3-bed (plus study) semi detached units.

Cllrs took note of the objections raised by the MoPs present; in discussion they agreed that the proposal was too big, too high and overbearing in relation to the surrounding properties, which included a number of listed buildings. The proposed car parking was inappropriate visually and potentially dangerous. It was agreed that the Assistant Clerk should prepare a paper setting out the Committee's objections in more detail, to be agreed by the Committee before submitting to SODC.

Resolved: Unanimously resolved to submit the response: Object for the following reasons: the development is too large and its design is inappropriate for the conservation area; the proposal is too high and the parking arrangements are intrusive and potentially dangerous. Given the issues with this proposal the Planning Committee will be submitting its detailed concerns separately.



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25.17.4.5. [P25/S1770/S73](#) Lime Croft Limetree Road Goring RG8 9EY
Variation of condition 2 (approved plans) on application ref. [P24/S1136/FUL](#) (Demolition of existing dwelling. Construction of 3-bed dwelling with associated landscaping) - the proposed building to be moved 800mm south of the boundary with The Cottage, Station Road, and solar tiles to be added to the single storey south facing roof.

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

25.17.4.6. [P25/S2163/S73](#) Cedar Wood House Elvendon Road Goring RG8 0LP
Variation of condition 2 (approved plans) on application [P23/S4299/FUL](#) (Replacement dwelling) - amend floor and corresponding elevations.

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

25.17.4.7. [P25/S2146/HH](#) 4 Red Cross Road Goring RG8 9HG
Single storey side extension and alterations to front elevation.

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

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

25.17.5.1. [P25/S0921/FUL](#) Timberlawn Manor Road Goring RG8 9EH
Erection of a replacement self build dwelling with associated landscaping. (Additional information received 24 June 2025)

Resolved: Unanimously resolved to submit the response: No further comments.

25.17.5.2. [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 and 26 June 2025 and additional information received 16 July 2025).

Resolved: Unanimously resolved to submit the response: No further comments.

25.17.6. To note amendments to applications

The following were noted:

NB No response to these amendments is sought.

25.17.6.1. [P25/S1628/FUL](#) 19 Elvendon Road Goring RG8 0DP
Erection of 4 bedroom detached house. (As amended by information received 09 July 2025.)

25.17.6.2. [P25/S1505/FUL](#) Site adjacent to 14 Milldown Avenue Goring RG8 0AS
Single detached dwelling including access to Milldown Avenue and associated works. (As amplified by additional ecological information received 11 July 2025)

25.17.6.3. [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). (Additional plan received 17 July 2025)



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25.17.7. To note planning authority decisions on applications.

The following was noted:

25.17.7.1 [P25/S1686/LDP](#) 19 Springhill Road Goring RG8 0BY

LAWFUL

Replacement of conservatory roof with a tiled roof to match existing with the addition of roof lights and the enclosure of existing front porch along with other alterations to external windows and doors.

GPC Response: No response requested

25.17.8. To confirm the date of the next meeting – Tuesday 26th August

Confirmed, noting that the meeting on the 26th August would be at 6.00pm

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

DRAFT