



**Minutes of a Meeting of the Planning Committee
of the Goring-on-Thames Parish Council
Tuesday 26th August 2025 at 18.00, Council Office, Station Road**

Members Present: Cllr M Stares (Chair)
Cllr S Lofthouse
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 18.00.

25.19.1. To receive apologies for absence and substitutions.
Cllr J Emerson.

25.19.2. Declarations of Interest.

25.19.2.1. To receive declarations of interest.

See 25.19.2.2. below.

25.19.2.2. To consider requests for dispensations.

Cllr Bermingham had requested a dispensation in respect of agenda item 4.2, (P25/S2228/FUL Jordleys, Manor Road) as this was adjacent to his property.

Resolved: Unanimously resolved that Cllr Bermingham could contribute to the discussion but not vote.

25.19.3. To approve the minutes of previous committee meetings.

25.19.3.1. Meeting held on the 5th August 2025.

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



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

25.19.4.1. [P25/S2148/HH](#) 2 Lycroft Close Goring RG8 0AT

Garage conversion with new part flat part pitched roof, front porch extension and the addition of a new store room.

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

25.19.4.2. [P25/S2228/FUL](#) Jordleys Manor Road Goring RG8 9EN

Full Application for the demolition of existing dwelling and erection of replacement self build dwelling with basement wine cellar, detached garage and pool building.

Cllrs noted that this would be a substantially larger building and significantly higher than the existing single storey house. However, there were a number of large properties in extensive plots along Manor Road as well as elsewhere along the River on either side. The Design and Access Statement did not provide any assessment of the likely visual impact of the development although it was acknowledged that the existing building was well screened from the river path and from Manor Road by trees and hedgerow.

There was a discussion about the architectural merit of the existing building and it was noted that there are current planning permissions for an extension to it and for an adjacent pool house. Cllrs did not feel they had the expertise to judge the value of the existing building but that it would be premature to allow its demolition before it had been properly assessed.

Resolved: Unanimously resolved to submit the response: Object on the grounds that the historic and architectural interest of the existing building needs to be established by Historic England. On the proposal itself, there is no reference to the impact of possible light pollution, a construction management plan should be provided, and a visual impact assessment carried out.

25.19.4.3. [P25/S2166/HH](#) 8 Heron Shaw Goring RG8 0AU

Proposed front extension and adaptations to existing roof. Erection of annex outbuilding in garden.

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

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

25.19.5.1. [P25/S1009/HH](#) 12 Summerfield Rise Goring RG8 0DS

Extension and alteration works to replace existing rear conservatory with new kitchen extension. Roof extension and height convert loft space to provide 2 additional bedrooms, with dormer addition to front and rear elevations with balcony to rear. Extension to porch area with projecting canopy and no.20 solar panels to side and rear elevations and roof lights to elevations. (As amended by plans received 15 July 2025.)



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Cllrs noted that their objection to the previously proposed rear dormer/balcony had been taken into account in the amended application.

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

25.19.6. To note planning authority decisions on applications.

The following were noted:

25.19.6.1. [P25/S1768/HH](#) 14 Wallingford Road Goring RG8 0AH REFUSED
Erection of a double garage.

GPC Response: No Objection.

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

GPC Response: No Objection.

25.19.7. To confirm the date of the next meeting – Tuesday 16th September at 18.30.

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 18.50.