



GORING-ON-THAMES PARISH COUNCIL

Minutes of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council Tuesday 7th October 2025 at 18.30, Council Office, Station Road

Members Present: Cllr M Stares (Chair)
Cllr J Emerson
Cllr S Lofthouse
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

25.28.1. To receive apologies for absence and substitutions.
Cllrs B Newman and D Bermingham.

25.28.2. Declarations of Interest.

25.28.2.1. To receive declarations of interest.

None.

25.28.2.2. To consider requests for dispensations.

None.

25.28.3. To approve the minutes of previous committee meetings.

25.28.3.1. Meeting held on the 16th September 2025.

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

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

25.28.4.1. [P25/S2771/HH](#) 45 Wallingford Road Goring RG8 0HL

Conversion of existing garage into a bedroom. Garage door to be removed and replaced with a wall and window.

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



25.28.4.2. [P25/S3000/S73](#) Thurle Down Bridle Way Goring RG8 0HS

Variation of conditions 2 (Approved plans) on application P24/S3251/HH - to change 3no north facing 'Velux' type windows to 3no pitched roof north facing dormer windows. (Demolition of existing garage and construction of new replacement oak-framed garage with accommodation above.

Resolved: Unanimously resolved to submit the response: No Objection subject to conditions that the development remain incidental to the enjoyment of the main residence.

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

None.

25.28.6. To note planning authority decisions on applications.

None.

25.28.7. To note planning applications withdrawn

The following was noted:

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

Erection of 4 bedroom detached house. (As amended by information received 09 July 2025.)

25.28.8. To consider the need for updating the Goring Neighbourhood Plan and make a recommendation to Full Council.

An updated NP is best practise and will reinforce its influence as a planning tool and help GPC manage the type and location of future housing development in the village. Given the uncertainty around government planning policy, local government reorganisation and the Joint Local Plan, it is in Goring's interest to update the NP.

There are 3 types of modification which can be made to a neighbourhood plan. The process will depend on the degree of change which the modification involves. *Category 1.* Minor (non-material) modifications are those which would not materially affect the policies in the plan. *Category 2.* Material modifications which do not change the nature of the plan but would require an examination but not a referendum. Category 2 would require consultation and significantly more work than Category 1 and take circa a year to complete. *Category 3.* Material modifications which do change the nature of the plan and require examination and a referendum, ie a re-run of the full NP process again. It would likely take 2 years to complete.

In discussion it was agreed that the key question was what were the extent and kind of changes that would constitute a material change to the NP and so qualify it as an updated plan. It was also agreed that the Council needed to be clear about the likely costs and time involved in making changes to the NP.



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It was therefore agreed that advice on those points should be sought from planning consultants with experience of working on NPs. Depending on that advice, a specification for updating the NP and sourcing an appropriate consultant to take the work forward could be undertaken subject to Full Council approval.

25.28.9. To confirm the date of the next meeting – Tuesday 28th October at 18.30.

Confirmed.

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

DRAFT