



## GORING-ON-THAMES PARISH COUNCIL

### Minutes of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council Tuesday 28th October 2025 at 18.30, Council Office, Station Road

**Members Present:** 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 the MoPs wished to comment on agenda item 4.4, Knightstone, Station Road.

MoP 1 spoke in support of the application. The design took account of objections to the previous application on the site and was an improvement. The roof height had been reduced and chimneys added to blend in with surrounding buildings in the Conservation Area. There had been positive meetings with the Planning Officer. The concerns about parking and traffic were understood, but it was considered that two small houses on the site needed fewer parking spaces than a single, larger house would.

MoP 2 objected to the application. The site was too small for two houses, it was likely that the grassed area to the front would be converted to another parking space and the spaces provide would be insufficient for second cars, visitors etc. The windows and doors should be made of wood and the Velux roof windows in the front should be removed to conform with the Conservation Area requirements. The wall adjoining Station Road should be of brick and flint to match others in the Road.

MoP 3 objected; the site was too small for two houses, it was still too high and there would be a danger from cars reversing out of the site on to Station Road.

MoP4 objected because of the lack of turning space for parked cars, reversing in to Station Road would be dangerous, particularly as large lorries made frequent deliveries to the pub opposite and the road was much used by pedestrians.

Meeting started at 18.40

**25.31.1. To receive apologies for absence and substitutions.**  
Cllrs M Stares and N Mallen.



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### **25.31.2. Declarations of Interest.**

25.31.2.1. To receive declarations of interest.

None.

25.31.2.2. To consider requests for dispensations.

None.

### **25.31.3. To approve the minutes of previous committee meetings.**

25.31.3.1. Meeting held on the 7<sup>th</sup> October 2025.

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

### **25.31.4. To consider applications and approve a response to the planning authority.**

25.31.4.1. [P25/S2040/HH](#) Chauntsingers Cleeve Road Goring RG8 9BJ

*Infilling of existing footprint between existing garage and snug, and to partially convert the internal space of the existing garage into a drying room.*

Councillors noted that there was no change to the external appearance of the building.

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

25.31.4.2. [P25/S3094/LB](#) Lybbes Cottages Manor Road Goring RG8 9DS

*The proposals involve conservation-led repair and modest refurbishment works at Lybbes Cottages, with no demolition or extensions. Works include: removal of inappropriate cement render from the south (rear) elevation and lean-to areas and reinstatement with lime render; repair and lime repointing of the east chimney stack with new clay chimney pots and cowls; replacement of the rear entrance door with a Georgian-style ledged and braced oak door and traditional ironmongery; removal of modern gypsum plaster in ground-floor rooms of Cottage 1 and reinstatement with a traditional three-coat lime plaster system; replacement of modern skirting boards with Georgian pencil-round profiles; redecoration using breathable clay-based paints and microporous finishes; temporary adaptations to electrical and heating systems to enable works; and removal of modern rear garden decking with installation of a breathable subfloor and natural stone paving.*

It was agreed that the approval of these matters should be left to the Heritage Officer.

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



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25.31.4.3. [P25/S2889/FUL](#) Loxwood River Retreat Bridle Way Goring RG8 0HS  
*Demolition of the existing shed and summerhouse and replacement with a larger structure in the same location.*

In discussion Councillors noted that the proposed supports for the larger structure could have an impact on effect of flooding; they also considered that this was a significant increase in footprint over existing.

**Resolved:** Unanimously resolved to submit the response: Object on the grounds that an adequate flood risk assessment has not been provided and that the almost fourfold increase in area is not justified.

25.31.4.4. [P25/S3164/FUL](#) Knightstone Station Road Goring RG8 9HA  
*Refurbishment of single dwelling to 2 x 2 bed semi detached dwellings with front two storey extension..*

Councillors considered that the main issue was the provision of parking and safe access from and into Station Road. They were concerned that the Heritage Officer was not being consulted on this application as they had been on the previous one.

**Resolved:** Unanimously resolved to submit the response: Object on the grounds that the site is too small to provide adequate space for cars to park, turn and exit safely as the proposed wall should be retained. The Parish Council has no objection to the design and scale of the development with the proviso that the velux windows to the front of the roof should be removed and subject also to the views of the Heritage Officer, who should be consulted.

### **25.31.5. To consider amendments to applications and approve a response to the planning authority.**

None.

### **25.31.6. To note planning authority decisions on applications.**

The following were noted.

25.31.6.1. [P25/S2589/HH](#) 1 Fairfield Cottages Farm Road Goring RG8 0AD GRANTED  
*Part demolition of existing dwelling. Construction of single storey rear extension.*

GPC Response: No Objection.

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

GPC Response: No Objection.



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25.31.6.3. [P25/S2591/HH](#) Temple Gardens The Bridleway Goring RG8 0JY GRANTED  
*Demolition of front single storey extension; erection of single storey front and rear extensions;  
erection of detached garage.*

GPC Response: Object to this application on the grounds that the proposed garage is disproportionate in relation to the main house and its curtilage. There is no objection to the proposed changes to the house, subject to the existing brick boundary wall on the Bridleway being retained.

25.31.6.4. [P25/S2198/FUL](#) Recreation Ground Upper Red Cross Road Goring RG8 9BD GRANTED

*Extension of the existing children's play area within the recreation ground by 4m, increasing the area from 272 sq m to 320 sq m. (Additional information received 17 September 2025)*

GPC Response: No Objection.

25.31 6.5. [P25/S2771/HH](#) 45 Wallingford Road Goring RG8 0HL GRANTED  
*Conversion of existing garage into a bedroom. Garage door to be removed and replaced with a wall and window.*

GPC Response: No Objection.

25.31.6.6. [P25/S1770/S73](#) Lime Croft Limetree Road Goring RG8 9EY GRANTED

*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.*

GPC Response: No Objection.

**25.31.7. To confirm the date of the next meeting – Tuesday 18<sup>th</sup> November at 18.30.**

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 19.15.