



GORING-ON-THAMES PARISH COUNCIL

Minutes of a Meeting of the Planning Committee of the Goring-on-Thames Parish Council Tuesday 9th December 2025 at 18.30, Council Office, Station Road

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

Officers Present:
Clerk Mrs S Edmunds

Public and Press

None

Public Session – Prior to the Start of the Meeting.

Meeting started at 18.30

25.40.1. To receive apologies for absence and substitutions.

Apologies for absence were noted from Cllrs S Lofthouse and M Stares.

25.40.2. Declarations of Interest.

25.40.2.1. To receive declarations of interest.

None.

25.40.2.2. To consider requests for dispensations.

None.

25.40.3. To approve the minutes of previous committee meetings.

25.40.3.1. Meeting held on the 28th October 2025.

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

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

25.40.4.1. [P25/S1640/HH](#) Chauntsingers Cleeve Road Goring RG8 9BJ

Erection of a single-story detached garden room to the rear of the existing dwelling. The building will be used as a quiet office or additional space to supplement the existing dwelling. The structure will be timber and composite cladded with a gently sloping roof.

Resolved: Unanimously resolved to submit the response: No Objection



GORING-ON-THAMES PARISH COUNCIL

25.40.4.2. [P25/S3588/S73](#) 30 Gatehampton Road Goring Reading RG8 0EP
Variation of condition 2 of planning application [P24/S2768/HH](#) -addition of one obscure window to the downstairs w/c; addition of letterbox window above head height in downstairs storeroom; increase flat roof overhang to rear elevation; 2 x velux roof lights to the front elevation existing single storey roof. Re-arrangement, re-enhancement and two-storey side extension works to the existing dwelling to increase & ergonomically improve living space. Addition of a garden outbuilding for storage.

Resolved: Unanimously resolved to submit the response: No Objection

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

New information provided.

25.40.5.1. [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. (As amplified by additional information received 20 November 2025.)
NB 28.10.25 meeting GoTPC objected on the grounds that an adequate flood risk assessment has not been provided and that the almost fourfold increase in area is not justified.

Resolved: Unanimously resolved to submit the response: OBJECT on Grounds of unclear Flood Risk Assessment and that the almost fourfold increase in area is not justifiable for the intended usage.

We note with concern that the notice of the planning application has not been attached in the vicinity of the property.

P6 shows Existing and Proposed profiles. The existing appears to sit on 8 sets of breeze blocks of height 0.7m, each with ground area 0.2mx0.4m (the 0.4m is a guesstimate) so the volume of water displaced by these 8 breeze blocks would be 0.49m³. This calculation seems at odds with the statement on P17 that “1...the removal of the existing summer house and shed would provide a gain in floodplain storage of approximately 14m³.” 14m³ seems more like the volume of water the existing summer houses would contain if flooded to a depth of 1m.

The applicant should provide the figures, and calculation to justify the value of 14m³

P17 also says “2. The proposed summer house will have breeze block supports which equate to a total of approximately 8m³ which is identical to the existing sheds and therefore will offer no additional impedance to the operation of the floodplain.”

The applicant should provide the figures, and calculation, to justify the value of 8m³ for the proposed and the existing summerhouses.

The planning statement states in 4 that there will be a “slightly larger” structure. However the plans show a summerhouse and shed of external footprints 13 sq m and 3 sq m. being replaced by a summerhouse of external footprint of area 63 sq m – an increase by a factor of almost 4 is not “slightly larger”.

It is said the new summerhouse will “extend out slightly to the front by 3m” - 3m is not slight



GORING-ON-THAMES PARISH COUNCIL

New information provided:

25.40.5.2. [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.

NB 26.08.25 meeting GoTPC objected 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.

Resolved: Unanimously resolved to submit the response: Object: This proposed building does not conserve and enhance the Chilterns National landscape due to its excessive scale. At three storeys high (over 10m) and a 311 sqm footprint, has a substantial mass and an urban character not at all in keeping with Goring's rural character at the southern edge to the village. We query whether a revised FRA has been submitted to go with the raised new levels to address the points raised by the August comments from the EA. We suggest before the application is determined a visual impact assessment from public paths should be provided, together with an adequate construction management plan. If approved there should be a limit set on light pollution in this wildlife sensitive area.

25.40.6. To note planning authority decisions on applications.

The following were noted:

25.40.6.1. [P25/S2671/FUL](#) Battle Farm Elvendon Road Goring RG8 0LP GRANTED

Restore and adapt the existing farm buildings on the site, converting the buildings into one 7-bedroom self-build dwelling with associated landscaping a carport and parking.

GPC Response: No Objection.

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

Variation of conditions 2 (Approved plans) on application P24/S3251/HH (Demolition of existing garage and construction of new replacement oak-framed garage with accommodation above) - to change three north facing 'Velux' type windows to three pitched roof north facing dormer windows.

GPC Response: No Objection subject to conditions that the development remain incidental to the enjoyment of the main residence.

25.40.6.3. [P25/S1433/FUL](#) The Mill Cottage Lock Approach Goring RG8 9AD GRANTED

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, Flood Risk Assessment with Flood Warning and Evacuation Plan received 7 August 2025 and Noise Management Plan received 29 September 2025).

GPC Response: No Objection, subject to revision to the Noise Plan to reduce usage to 22.00.

25.40.6.4. [P25/S3040/HH](#) Chauntsingers Cleeve Road Goring RG8 9BJ GRANTED

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

GPC Response: No Objection.

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

The proposals involve conservation-led repair and modest refurbishment works at Lybbes Cottages, with no demolition or extensions. As clarified by chimney, door and other details received on 31 October 2025.



GORING-ON-THAMES PARISH COUNCIL

GPC Response: No Objection.

25.40.6.6. [P25/S1800/HH](#) 6 Elmcroft Goring RG8 9EU

GRANTED

Single storey side extension. (As amplified by additional information received 08 October 2025.)

GPC Response: No Objection.

The above were all noted.

25.40.7. To note appeal decisions.

25.40.7.1. [P24/S3242/FUL](#) Virgo Beauty High Street Goring RG8 9AR

APPEAL DISMISSED

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.

Noted

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

APPEAL ALLOWED

Erection of a double garage.

GPC Response: No Objection.

Noted

25.40.8. To confirm the date of the next meeting – Tuesday 6th January 2026 at 18.30.

Confirmed.

There being no further business to be transacted, the Chair closed the meeting at 19.07