



Stratfield Mortimer Parish Council

Minutes of Meeting held on 8 August 2002 at 7.30 p.m.

Present: G Puddephatt (Chairman), Councillors: P Challis, K Davies, J Morden, Mrs R Weiss, L Picking, J Mazillius, Ms S Harding, M Loader, J Gosling, Mrs J Kirk (Clerk) and 1 Member of the Press

Apologies: Councillors: C Lewis, R Peters, Mrs A Philips, A Thorpe and K Lock (District)

02/141 **Minutes and Matters Arising:**

Minutes:

The Minutes of the Meeting of the 11th July 2002 were approved as a true record and signed by the Chairman with one amendment to the top of page 106 Planning Decision 02/01162/HOUSE should have read 35 King Street and not 36 King Street.

Matters Arising:

02/131- Mrs Kirk advised that Hacker Young have moved the audit date to the 25th October. The 2001-2002 accounts will be put to the Council at next month's meeting for approval.

02/127- Mr Morden advised that following his report last month on the additional signage for The Willink Leisure Centre he has been advised by WBC that no signs are to be put up within Mortimer. He proposed that Stratfield Mortimer declines to contribute towards the cost of the signage and this was unanimously agreed. **The Clerk** to reply to WBC.

02/142 **Election of Vice Chairman for 2002-2003:** The election for the post of Vice Chairman was again held over until next month's meeting.

02/143 **Report from District Councillors:**

Ms Harding reported that two applications for Mortimer Hill Planning Applications had been received. See report below. The CPA inspection has been completed and the report is awaited. This will categorize West Berkshire as Striving, coasting etc., which will determine how much money, will be received and how much freedom they have to allocate the funds.

02/144 **Planning: Report:** Miss Harding said that she wished to resign from the Planning Sub Committee of the Parish Council as new guidance indicates that she cannot serve at both District and Parish Level for planning issues. Mr Morden reported that The Planning Committee met three times since the last Parish Council meeting on 11 July to consider 7 house holder applications, 23 July 2002 at the Methodist Hall to consider application for development at Mortimer Hill Farm and on the 1st August to consider 8 household applications.

02/01180/HOUSE 1 Primrose Cottages – Single storey rear extension comprising of a kitchen and WC. No objection.

02/01321/HOUSE 18 Croft Road – Demolish existing rear extension and build replacement together with front porch. No objection.

02/01162/HOUSE 17 Fairfield Park, West End Road - Retrospective application for an addition of a main bedroom and hallway (Mobile Home). No objection.

02/01325/HOUSE 81 The Avenue – Bedroom addition/front elevation/single storey. No objection.

02.01326/HOUSE 3 Croft Road – Conservatory to rear of property. No objection.

02.01349/HOUSE 2 Hendys Cotages, Summerlug – single storey extension to kitchen. No objection.

02/01371/HOUSE 6 Stephen's Road – 2 storey rear and side addition. No objection in principle but would prefer to see pitched roof to match existing rather than a flat roof.

02/01186/AGRIC Great Park Farm, Mortimer – new cattle rearing shed. No objection.

02/01459/HOUSE Six-Acre Cottage, Drury Lane, Mortimer – detached garage/workshop/store. No objection subject to workshop not being used for commercial purposes, as this is a residential area.

02/01479/HOUSE Croft House, St Mary's Road, Mortimer. Two storey side extension.

Object - Reasons:

1. The proposed extension is to be built right up to the site boundary and will

present an overbearing aspect to the adjacent property.

2. The available space to this side of the property means that the garage doors (between jambs) will be only 1.8, wide, almost unusable for garage purposes.

This Parish Council would have no objections if the proposed extension were to be sited on the south side of the property.

02/01491/HOUSE Turning Point, Birch Lane, Mortimer. Replacement of failing 30° to include extra accommodation.

No objection but make the following observations:

1. The application wording is somewhat misleading! No mention is made of the existing property walls being increased in height by 2m before the 45°-pitch roof is added.
2. There is a very substantial alteration from a modest bungalow (4.5m to ridge) to a large house (7.87m to ridge). Will the existing foundations support this extra weight?

02/01580/HOUSE 13 Orchard Road – Single storey extension to rear of garage and extension of existing covered side-way. No objection.

02/01581/HOUSE 25 Groves Lea – Conservatory. No objection.

PROPOSED DEVELOPMENT AT: Land Adjoining Mortimer Hill House, The Street Mortimer, Reading. BY: Bryant Homes. FOR: Erection of 140 Dwellings (including 42 affordable dwellings) and associated garages, access roads and landscaping.

APPLICATION NO.: 02/01363/FULMAJ

This Parish Council **OBJECTS** for the following reasons;

1. Over development of site.
2. The support statement indicates that the useable area of the site is 4.0 hectares. This application for 140 houses is therefore in excess of 30 dwellings/hectare.
3. The development is in excess of the number of dwellings for this site as set out in West Berkshire Council's Local Plan.
4. The existing local infrastructure is unable to support this number of new dwellings.

This Council will wish to speak on this application because of its importance locally.

PROPOSED DEVELOPMENT AT: Land Adjoining Mortimer Hill House, The Street Mortimer, Reading. BY: Bryant Homes. FOR: Erection of 120 Dwellings (including 42 affordable dwellings) and associated garages, access roads and landscaping.

APPLICATION NO.: 02/01364/FULMAJ 02/01365/FUL/MAJ

The Parish Council objects in principle to these applications for 120 dwellings. This Council responded to the then Newbury District Council's request for identification of possible sites to assist in the accommodation of their allocation of Berkshire County Council's housing requirements. This Council' having considered the likely impact on existing village infrastructure, put forward this site for a possible 100 houses. It was included in the NDC Local Plan and approved for 100 houses by the Inspector following an Enquiry in Public. Notwithstanding the subsequent change in PPG3 regarding housing densities PPG3 also states that local considerations and infrastructure should also be taken into account when arriving at housing densities. These aspects appear to have been ignored.

That said this Parish Council accepts that our Ward Members, Councillors Harding and Lock have obtained a reduction for the site in the Local Plan to 120 dwellings from the one time proposed revision to 140 dwellings. As this number of 120 dwellings is unlikely to be further reduced we would therefore wish to make the following comments on this application.

1. 120 dwellings is approximately a 10% increase in the parish housing stock, which will necessitate a considerable improvement in the local infrastructure, which is not adequately addressed in this application.
2. The roundabout proposed at the entrance to the site is not of adequate size bearing in mind that The Street is used by many articulated lorries, double decker car transporters, 34 tonne gravel lorries etc. The roundabout planned will be overdriven more often than driven around. A properly constructed roundabout must be in place to provide adequate and safe access to the site before building work commences.
3. The Developer's Transport Assessment (2.1) correctly refers to the footways and speed limits.
 - 3.1. The Street from the War Memorial to Kiln Lane should be re-aligned to enable a footway to be constructed on the south side, thereby providing a continuous safe pedestrian way from the village centre, past St. Mary's School and on to the station without the necessity of crossing the road. This will make a major improvement in the safety of children walking to St. Mary's School and users of the railway.
 - 3.2. The speed limit of 40 mph between the east entrance to The Avenue and Pitfield Lane should be

reduced to 30 mph.

4. Car parking at Mortimer Station must be properly addressed. The suggestion in the Transport Assessment (2.6) of painting more parking bays is only tinkering with the problem and will only increase the parking capacity by a insignificant amount. Currently car parking is over capacity and verge parking on the Grazeley Road often extends 200 metres along the Foudry Brook embankment and could be causing erosion of the flood defences
5. The Transport Assessment (2.8) Automatic Count shows an average weekday flow, over 24 hours, of 8386 vehicle movements on The Street. This is on an unclassified road through a rural village. To suggest that this development of 120 dwellings with a provision of 1.75 car spaces per dwelling (210 additional cars by this unrealistic estimate) will produce only 178 additional peak time movements is illogical.
6. The Transport Assessment refers to a bus to the station at relevant commuter times. The bus service only runs to the Station at School starting and finishing times. In any event it cannot safely negotiate a 'U' turn at The Street – Grazeley Road mini-roundabout but has to reverse at the entrance to Wokefield Park, another mile along the Grazeley Road.
7. The provision of 1.75 car spaces per dwelling may be in excess of Government guidelines but it is insufficient for this development, with many 4 and 5 bed roomed houses, in a rural community. On street parking will be the norm, which will compromise access for emergency, amenity and delivery vehicles on the narrow estate roads. This is especially relevant in the case of the social housing where only 1.5 parking spaces have been allowed for a 4 bed room dwelling.
8. The Environmental Agency appear to be ignoring the problem this development will cause by water run off, increasing the possibility of further flooding at The Tun Bridge.
9. Thames Water must confirm categorically that the Sewerage Treatment Works has adequate capacity to cope with this development bearing in mind the continuing increase in size and usage of Wokefield Park Conference and Golf Centre.
10. 30% affordable housing is inadequate for this village. Some 70 prospective tenants with Mortimer connections have already applied to WBC through the Parish Council for consideration. Government guidelines indicate that 40% may be considered where there is a need. We would wish that this higher figure be used.
11. This site has been quite rightly provided with a number of Public Open Spaces and a Children's Play Area. These areas must be rigorously protected, both during and after building to avoid any future threat of infilling. On completion of the site the Public Open Spaces must be transferred to the ownership of West Berkshire Council in order to ensure adequate care and maintenance.
12. The developer must provide street lighting throughout the site to Local Authority Standards.
13. The developers, who have purchased 3, Hammonds Heath, which is contiguous with this site, must make a legally enforceable agreement to return this house together with its grounds to the housing stock and not apply to develop this site with additional dwellings over and above the one that already exists. This house is starting to appear derelict and neglected. It is becoming a target for vandals and could soon become unsafe. This should be addressed before demolition becomes the only alternative.
14. The environmental question regarding wild life on this site seems to have been glossed over. Are West Berkshire Council satisfied that if permission is granted for this development the Council will not be in breach of European Environmental Legislation?

The Parish Council will wish to speak on this application because of its importance locally.

The following Planning Decisions have been received:

02/00678/HOUSE	65 The Avenue – Reconstruction of roof to form first floor rooms - approved
02/01003/HOUSE	1 Firs End, Stephens Firs – Rear conservatory – approved
02/00383/HOUSE	36 Stephens Firs – Block of 4 garages – refused
	Reasons:
	1. Impact on scheduled monument.
	2. Building unduly dominant.
	3. Over provision of parking.
02/00662/HOUSE	Pond House, Kiln Lane. To widen existing first floor balcony – approved.
02/00669/HOUSE	53 Groves Lea – Conservatory – approved.
02/00712/TEL56	Great Park Farm – Installation of 3 antennas and one microwave dish on existing National Grid pylon with equipment cabin – approved.
02/00725/HOUSE	3 Hendys Cottages, Summerlug. Replacement of existing conservatory with rear conservatory – approved.
02/01321/HOUSE	18 Croft Road. Demolish existing rear addition build replacement of different design front porch – approved.
02/01326/HOUSE	3 Croft Road – conservatory – approved.

- 02/00783/HOUSE 1 Briar Lea Road. Single storey rear extension and demolition of out buildings – approved.
- 02/00811/HOUSE St John’s House, Loves Wood. Conversion of existing garage into family room with first floor extension over and new detached garage – approved
Mr Morden reported that a reply had been received from The Tree Officer at West Berks regarding the felling of a beech tree at St John’s House and the planting of a suitable replacement. The Tree Officer advised that regeneration from the tree stump had taken place and that this was acceptable.
- 02/01039/FUL 23 Stephens Close – Erection of a bungalow on land within boundary of No. 23 – approved.
- 02/00629/FUL Carpenters Arms, Windmill Road – Demolition of public house, erection of 8 two bedroomed apartments. Approved.
- 02/01349/HOUSE 2 Hendys Cottages, Summerlug – Single storey extension to kitchen. Approved.
- 02/01363/FULMAJ Mortimer Hill Farm – 140 dwellings. Recommended for refusal.
- 02/145 i. **Mortimer Hill Planning Applications:** See above
- Roads, Footpaths and Commons:** No report except that the question of when West Berkshire Council are going to make the alterations to the car park next to St John’s Church to stop cars from taking a short cut through the car park and install the double yellow lines around the village. **The Clerk/Ms Harding** are to chase WBC on this and report back.
- i. **Brownie/Guide Hut:** Mrs Kirk read out two letters of complaint that had been received regarding the wooden Guide/Brownie, which is now derelict. Mrs Kirk reported that she had spoken to the Guide Leader at length on this subject and that the Guides are trying to raise the £800 needed for professional demolition. Mr Thorpe has spoken to The Trustees of the Alfred Palmer Field and they have said that they might be able to give some financial assistance. **The Clerk** to report back at next meeting and acknowledge letters.
- 02/146 **Fairground, Trees and Amenities:** No report
- i. **New Car Park Barrier and Key Arrangements:** The new car park barrier around the Fairground Car Park has been completed and it was decided that keys would be held at the Parish Office and by The Custodian so the gates can be opened by prior arrangement. **The Clerk** will forward a key to the grass-cutting contractor. Mr Puddephatt advised that a new padlock and chain had been purchased for the Hammonds Heath entrance as the other one had been taken.
- ii. **Tennis Courts:** Mr Puddephatt read out a letter from the Chairman of the Tennis Club who reported that the fence around the tennis court has been lifted so boys can get in to retrieve footballs and that there is litter on the courts and the grass around the edge is long. The Clerk has acknowledged this letter and The Custodian has rectified the problems.
- iii. **Mortimer Fairground Trust Report.** Prof Davies reported that a reply had just been received from the Charity Commission to the letter approved at the last meeting. He asked that as the letter is lengthy it be deferred until the next meeting. This was unanimously agreed.
- 02/147 **Cemetery:** Mr Gosling reported that flowers had been planted by the gate and the paths sprayed. He reported that an email had been received from the PCC and churchwardens advising the Council that no financial support had been forthcoming to the PCC from either West Berkshire Council or Wokefield Parish Council in relation to St Mary’s Churchyard. He said that Wokefield Parish Council had told them that there was already a proportionate arrangement already in place. This was discussed and it was concluded that Wokefield Parish Council had misunderstood discussions regarding the Parish Council Cemetery, which is entirely separate to St Mary’s Churchyard, which is run by The Church. **The Clerk** is to send letters of explanation to both the PCC and Wokefield Parish Council asking them to re-consider making a donation towards St Mary’s Churchyard.
- 02/148 **To Consider Purchasing a New Internet Provider:** This was held over until the next meeting.
- 02/149 **Update on Village Plan:** Mrs Weiss reported that the group is very active and have divided into three sub committees: The application group who have met once and are concentrating on applying for the grant from the Countryside agency, The Analysis Group who have met once and are analysing the data from the questionnaires and the Communications Group which is the largest group who have met twice and they are concentrating on publicity. They have drafted a newsletter to be placed in most of the shops in Mortimer and the Parish Council have suggested one slight alteration.

- 02/150 **Councillor Training Workshop 14th September 2002:** Mrs Kirk confirmed that the Workshop would go ahead on the 14th September and that she would offer the spare places to neighbouring councils. Mr Puddephatt proposed that a charge of £25 per head would be a fair price and this was unanimously agreed.
- 02/151 **Parish Council Vacancy:** Mr Puddephatt read out with regret Mrs Lever's resignation from the Parish Council due to health reasons. It was agreed that the **Clerk** would send a letter of thanks to Mrs Lever and take steps to advertise the casual vacancy.
- 02/152 **To Consider Clerk Attending SLCC Conference, Harrogate 19th-21st October at an Approximate Cost of £275:** This was proposed by Mr L Picking and seconded by Ms S Harding.
- 02/153 **Finance – To Agree Accounts for Payment:**
- i. **Clerk's Salary:** Proposed by Mr J Gosling and seconded by Mr M Loader.
 - ii. **Clerk's Tax and NI:** Proposed by Mr L Picking and seconded by Ms S Harding.
 - iii. **Clerk's Expenses:** Proposed by Ms S Harding and seconded by Mr L Picking.
 - iv. **Custodian's Hours and Expenses:** Mr J Mazillius declared an interest. Proposed by Ms S Harding and seconded by Mr L Picking.
 - v. **Ian Philips – Grass Cutting/Spraying Cemetery/Churchyard £732.51 inc VAT:** Mrs Philips declared an interest. Paid as per contract.
 - vi. **Bridgewater Landscape Services – Grass Cutting Alfred Palmer Field £160.00:** Paid as per contract.
 - vii. **Quentin Jacob – Mowing and Baling Grazing Area £258.50 inc VAT:** Proposed by Mr J Mazillius and seconded by Ms S Harding.
 - viii. **St John's Hall Management Committee – Final Payment of Silverlink £220.00:** Proposed by Ms S Harding and seconded by Mr J Mazillius.
 - ix. **Mortimer Methodist Church – Room Hire April-September £112.00:** Proposed by Mr J Gosling and seconded by Ms S Harding.
 - x. **J Clarke – Car Park Barrier £3,122.00:** Proposed by Mr J Gosling and seconded by Ms S Harding.
 - xi. **S Morland – Reimbursement for Stationery £79.24 (Village Plan):** Proposed by Mr J Mazillius and seconded by Mr P Challis.
- 02/154 **Correspondence:**
- i. Sovereign Housing – Consultation paper re the future of their sheltered housing service.
 - ii. Commission for Racial Equality – A Guide for Public Authorities – to be held at the Parish Office.
 - iii. WBC – Review of Number of Parish/Town Councillors
 - iv. Wokingham District Council – Letter regarding the next stages of their Local Plan.
 - v. NALC – Development Strategy 2002 Report
 - vi. BALC - Newsletter
 - vii. SPISE Newsletter
 - viii. Milestones – Rights of Way Publication
- 02/155 **Any Other Business**
- Mr Puddephatt advised that The Clerk had written a letter of congratulation to Mr Robert Newman of Mortimer on winning a Gold Medal for bowls at the Commonwealth Games.
 - Mr Gosling reported a large amount of Ragwort on Brewery Common. **The Clerk** to inform West Berkshire Council as they have responsibility for managing the Common.
 - Mr Mazillius asked if **The Clerk** could advise Sovereign Housing that the fence surrounding the oil tanks at Windmill Court has fallen down.
 - Mr Challis asked if the area around the new Jubilee Seat at Heath Elm Pond could be cleared and opened up. **The Custodian** to action.
- Date of Next Meeting:** Thursday 12th September 2002 at 7:30 p.m.

List of payments made:

Date	Cheque No.	Payee	Amount
8 th August 2002	501125	J E Kirk	
8 th August 2002	501126	Inland Revenue	
8 th August 2002	501127	J E Kirk	
8 th August 2002	501128	J S Mazillius	
8 th August 2002	501129	Ian Philips	732.51
8 th August 2002	501130	Bridgewood Landscape Services	160.00
8 th August 2002	501131	Quentin Jacob	258.50
8 th August 2002	501132	St John's Hall Management Committee	220.00
8 th August 2002	501133	Mortimer Methodist Church	112.00
8 th August 2002	501134	J Clarke	3,122.00
8 th August 2002	501135	S Morland	79.24

There being no other business the Meeting closed at 21:15

Signed:G S Puddephatt (Chairman)

Date:.....