



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on Thursday, 13th June 2019
in the Methodist Church Hall,
West End Road, Mortimer, at 6.45pm

Present:

Councillors: Cllr. M. Dennett, Cllr. C. Lewis, Cllr. J. Wells, Cllr. D. Ives, Cllr. K. Johnson, Cllr. S. Beard, and Mr. N. Kiley (co-opted)

Assistant to Clerk: B. O'Reilly

Public/Press: Cllr. J. Bull, District Cllr. G. Bridgman and District Cllr. G. Mayes were present as members of the public. There were no other members of the public and no members of the press present.

In the absence of Cllr. D. Morsley, Chairman of the Committee, it was unanimously AGREED that Cllr. Dennett would chair the meeting.

19/12 **To receive Apologies:**
Apologies were received from Cllr. D. Morsley, Cllr. S. Hill and Cllr. L. Jones.

19/13 **Public Session:**
Cllr. J. Bull, attending as a member of the public, advised he wanted to comment on the station car park and the development behind the Horse & Groom. The Chairman agreed these could be raised under items 19/17 and 19/18 later in the Agenda.

19/14 **To receive Declarations of Interest:**
None.

19/15 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 23rd May 2019:**
The Minutes were duly received and APPROVED to be signed by the Chairman as a true record of the meeting.

19/16 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
19/01038/FULD	Land Adjacent to 1A King Street, Mortimer Common, Reading	Erection of 2 x 1 bed and 2 x 2 bed apartments with associated parking
<u>SMPC Comments:</u> The Committee have great concerns about this application: <ul style="list-style-type: none">• The proposed parking layout is impractical and parking bays are too small at only 1.8m wide which is less than WBC's standard of 2.4m (see vehicle tracking plan where a 1.8m wide vehicle completely fills the bays);• The private parking area for the apartments shows 6 spaces, whereas the total required is 6.5 spaces (2 x 1.5 and 2 x 1.75). The Committee believes therefore there should be 7 spaces provided;• Road access through to the rear parking area appears extremely narrow in the layout plan and vehicle tracking plan;		

- The amenity space is small, certainly less than the size of the ground floor apartments, and appears to be below the recommended mixture of 25sqm per apartment, i.e. 100sqm in total;
- Frontage of the proposed apartments extends onto the pavement, with the entrance door directly onto the pavement which is not in the local vernacular of the street scene (NDP Policy GD5);
- The above points confirm that the proposal is an over development of the site with the layout overcrowded, small amenity space and the apartments close to the retail parking (NDP Policy HD4);

The Committee strongly objects to the loading/delivery bay being situated at the front of the store on Victoria Road:

- First, it is not aware of the statement in section 6.5 of the Transport Statement that “these arrangements have already been agreed by the local highways authority as being acceptable”. The report on the previous application (18/00477/FULD) does not specifically state this.
- Second, the Committee is not convinced that the “predominately inset loading bay” (section 4.12 of the Transport Statement) can be constructed while allowing sufficient footpath width to accommodate wheelchairs and buggies.
- Third, the Committee still believes that previous comments on application 18/00477/FULD, such as articulated delivery vehicles arriving from the wrong direction, the removal of the much used dropped crossing point opposite the bus stop and large vehicles parked ‘predominately’ in the lay by near the road junction will have adverse effects on road safety.

The Committee will request that this application be called in to the East Area Planning Committee.

19/17 **To receive any updates on the progress of the planning application for the Mortimer Station Car Park:**

Further to a question from Cllr. Bull on the issue of pedestrian access across the road bridge, Mr. Kiley advised that West Berkshire Council had already raised their concerns about pedestrians, wheelchair users and pedestrians with prams using the road bridge. A solution from the consultants was to create a one-way traffic option over the bridge controlled by traffic lights. Prior to any planning application being submitted, the consultants were awaiting a response from Highways on this issue. In this respect, Mr. Kiley and District Cllr. Bridgman had recently met with District Cllr. Richard Somner of WBC on a site visit and he will take the matter up with Highways for their feedback.

On the issue of adapting the existing footbridge over the platforms for passengers with disabilities, it was agreed that this should be taken up for discussion. Mr. Kiley noted that such access requires a shallow ramp and, as the footbridge is very high, it would be necessary to install extensively long ramps on the platforms.

19/18 **To review any updates and progress of the Planning Application for MOR006. 17/03004/OUTMAJ:**

The Chairman advised the recent variation of condition 6 on the approved plans of outline planning application 17/03004/OUTMAJ had been granted by West Berkshire Council. Considering the Parish Council’s concerns regarding the revised position and size of the proposed dwelling on plot 21, West Berkshire Council have placed a condition on the plot to restrict permitted development to the rear boundary to avoid proximity to the neighbouring properties on The Avenue.

Cllr. J. Bull advised the meeting that a recent survey of the ponds on the Fairground had identified the existence of the Great Crested Newt and, therefore, it was understood that there would be a 500m restriction on developments around this protected area. The Committee would investigate the implications of such a restriction zone on the continuing development at Tower House and other proposed developments in the area.

19/19 **Minor Matters for Information Only:**

- The planning application 19/00989/HOUSE at 36 Stephens Firs has been approved by WBC but included a condition to follow up on an archaeology survey prior to commencement of building. A response from West Berkshire Council on the enforcement enquiry related to the structure at the rear of the property is still outstanding and should be followed up.
- It was noted that the orange notification sign relating to a change of use application at the old NatWest building (19/01184/PACOU) stated this was a permitted development. The Parish Council would seek clarification on this and noted the application does not comply with the Stratfield Mortimer Neighbourhood Development Plan regarding the proposed parking allocation (NDP Policy GD2).
- WBC had given advise of an application for a certificate of lawfulness (19/0171/CERTP) to replace tile cladding and render with new style cladding (Hardy board) type system at 7 The Avenue.

The meeting closed at 7.30pm.