



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on 8th March 2018 in Mortimer Methodist Church, West End Road, Mortimer, RG7 3TB at 6.00pm

Present:

Councillors: Cllr. M. Dennett (Chairman), Cllr. C. Lewis, Cllr. D. Ives, Cllr. K Johnson (arrived at 6.35pm), Cllr. N. Kiley, Cllr. P. Wingfield.

Deputy Clerk: L. Hannawin

Assist. to the Clerk: B. O'Reilly

Public/Press: 2 Members of the Public and no Members of the Press were present.

18/23 **To receive Apologies**

Cllr. T. Reade

Cllr. C. Lewis declared an early interest in application 18/00249 as he wished to speak as a member of the public.

18/24 **Public Session**

18/00477/FULD: Land Adjacent to 1A King Street - the following comments were made/addressed:

- Although the orange sign is on the other side of the road, this is acceptable as it is "in the vicinity" of the proposed application.
- Feedback from the original plans have been considered to address:
 - Noise and congestion issues, with deliveries now being planned to be made at the front of the building.
 - Architecture.
 - Amenity space.
 - Separate entrance and designated parking spaces for the flats.

18/00249/FULD: 42 West End Road - the following comments were made/addressed:

- Dimensions are not shown on the plans.
- It is planned for the number of parking spaces to increase from 3 to 6 but this is not shown on the plans.
- Number 42 have never used the vehicular access from St Mary's Road to the rear of the property and have never contributed to the St Marys Road Repair Committee.
- It is understood that the lane via which number 42 are hoping to gain access to the rear of the current property is privately owned and careful consideration should be given to this status before planning is approved.
- If planning is granted, the current number 42 will only have parking at the back of the house, accessed via the lane. Additional traffic emerging from the lane into St Mary's Road could be a hazard.

18/25 **To receive Declarations of Interest**

Cllr. C. Lewis declared an interest in applications 18/00249/FULD and 18/00270/HOUSE. Cllr. K. Johnson declared an interest in application 18/00396/FULD

18/26 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 8th February 2018**
 Received and **APPROVED** to be signed as a true record of the meeting.

18/27 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	
18/00477/FULD	Land Adjacent to 1A King Street, Mortimer	Erection of 4 x 2 bed apartments and associated parking
<u>SMPC Comments</u>		
SMPC strongly object to this application on the following grounds: <ul style="list-style-type: none"> • As per the Neighbourhood Development Plan (NDP) Policy GD5, the proposed plans, and particularly the roof design, does not fit in with the local vernacular. • There is some conflict with NDP policy C4, as the scale and height of the building is not appropriate to the scale and height of those buildings in Badgers Croft which is to the east of the proposed development. • There are grave concerns with regards to the planned delivery arrangements for the shop which would involve articulated vehicles reversing near pedestrians, a road junction, a narrow pathway and a bus stop. In addition, there is no guarantee that the delivery vehicles would arrive from the stated direction, in which case they would be facing the wrong way as shown by plans. Finally, there is a strong possibility that car owners will use the delivery layby as a parking bay which would inhibit any delivery. 		
18/00249/FULD	42 West End Road, Mortimer, RG7 3TF	Erection of single storey bungalow, removal of shed.
<u>SMPC Comments</u>		
SMPC strongly object to this application on the following grounds: <ul style="list-style-type: none"> • It is an overdevelopment of the plot. • As per the NDP Policy GD1, a site design brief has not been undertaken and therefore the policies set out in the NDP are not reflected. • As per the NDP GD1, the plans have not been designed to deliver the Building for Life 12 principles. • As per the NDP Policy GD5, the proposed plans do not fit in with the local vernacular which consists of a row of historical cottages. 		
18/00396/FULD	17 The Bevers, Mortimer, RG7 3SP	Proposed new dwelling on land to side of 17 The Bevers.
<u>SMPC Comments</u>		
SMPC strongly objects as parking provision is inadequate and well below the West Berkshire Council standard, and the new build would be detrimental to the amenity of the surrounding properties.		
18/00469/HOUSE	2 Sweetzers Piece, Mortimer, RG7 3UX	Single storey side extension plus dormer to rear bedroom.

<u>SMPC Comments</u>		
SMPC objects. As per the NDP Policy GD2, “Garages must be large enough to be useable – internal dimensions of 6m x 3m with adequate sized doors (2.0m high x 2.3m wide)”. The plans appear to show that the internal length of the garage is 3.9m, well below the 6m standard. The width of the garage and the size of the door appear to be near the minimum to meet the standard.		
18/00254/HOUSE	21 Stephens Firs, Mortimer, RG7 3XB	Single storey side extension and pitched roof over new front porch area.
No objections		
18/00090/HOUSE	27 Groves Lea, Mortimer, RG7 3SS	Section 73a: Variation of condition 5 'Arboricultural supervision condition' of previously approved application 17/01734/HOUSE: Single storey side extension.
No objections		
18/00116/HOUSE	Sleepy Hollow, The Street, Mortimer, RG7 3NR	Proposed one bay oak framed garage.
<u>SMPC Comments</u>		
SMPC strongly object to this application on the following grounds:		
<ul style="list-style-type: none"> • The garage is sited well in front of the existing principal elevation of the building and is only 30cm from the boundary wall adjoining The Street. The height to the eaves is 3.89m. This is contrary to policy RS2 of the NDP and has an adverse effect on the street scene in this rural location. • As per the NDP Policy GD2, the dimensions do not meet the dimensions required for a garage i.e. “Garages must be large enough to be useable – internal dimensions of 6m x 3m with adequate sized doors (2.0m high x 2.3m wide)”. The external dimensions are 5.30m by 2.875m and the height of the entrance appears to be about 1.89m with the curved oak beam also restricting the entrance. • As per the NDP Policy GD5, the use of oak in this build does not fit in with the local vernacular. 		
18/00270/HOUSE	21 The Crescent, Mortimer, RG7 3RX	Extend existing front porch.
No objections		

18/28 **To review any updates and progress of the Planning Application for MOR006. 17/03004/OUTMAJ:**
West Berkshire Council have requested changes with regards to the affordable housing and this has now been received.

- 18/29 **To review retrospective Planning Application 17/03002/FULD 6 Laneswood, Mortimer, RG7 3UW:**
The carport remains in situ but as the applicant has 6 months to lodge an appeal then it is thought that any enforcement won't take place until after June 2018
- 18/30 **Minor Matters for Information Only:**
Cllr. M. Dennett reported that the letter to West Berkshire Council, with regards to their lack of consideration to the NDP when approving/rejecting planning applications, has not yet been sent.
- The meeting closed at 7.25pm