



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on 12th April 2018 in Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB at 6.30pm

Present:

Councillors: Cllr. M. Dennett (Chairman), Cllr. T. Reade, Cllr. C. Lewis, Cllr. D. Ives, Cllr. P. Wingfield
Deputy Clerk: L. Hannawin
Assistant to the Clerk: B. O'Reilly
Public/Press: There were four Members of the Public and no Members of the Press present.

18/31 **To receive Apologies:**

Apologies received from Cllr. N. Kiley and Cllr. K. Johnson

18/32 **Public Session:**

18/00476/FULD: 3 The Avenue - the following comments were made/addressed:

- Planned for the number of parking spaces to increase from three to six. To avoid disturbance from increased noise and head lights, an 8ft fence is to be erected to shield neighbours.
- Height and pitch of roof would be kept in line with existing properties in neighbourhood.
- Concern about the size of proposed building overshadows neighbour's home and garden, and proposed carparking space backs onto neighbour's property.

18/00523/FULD: Horse and Groom, The Street - the following comments were made/addressed:

- Proposed new houses will be erected on land which includes disused allotment, old garage/shed and part of beer garden at rear of existing public house.
- Landlord will enhance new beer garden area with tiki-style palm huts, paths and a playground for customers.
- Developers have studied the Neighbourhood Development Plan and believe the plans comply.
- Current tenants at the public house support the proposed plans.

18/33 **To receive Declarations of Interest:**

None

18/34 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 20th March 2018**

Received and **APPROVED** to be signed as a true record of the meeting.

To consider the following planning applications:

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
18/00476/FULD	3 The Avenue, Mortimer, RG7 3RA	Proposed new property at rear of 3 The Avenue and alterations to existing dwelling.
<p><u>SMPC Comments</u> SMPC strongly object to this application on the grounds that:</p> <ul style="list-style-type: none"> • as per the NDP GD1, the plans have not been designed to deliver the Building for Life 12 principles; • drainage and surface water soak away does not meet NDP Policy GD3 standards; • it is an over development of the plot (NDP Policy HD4); • height and pitch of roof could be less intrusive to neighbours in sympathy with local vernacular (NDP Policy GD5), and similar to other bungalows in the vicinity, unlike the chalet bungalows with first floor accommodation in Orchard Road. <p>These are important policies in the Stratfield Mortimer NDP, should WBC's Planning Officers be inclined to approve the application, SMPC's Planning Committee would like District Cllr. G. Bridgman to consider calling it in.</p>		
18/00523/FULD	Horse and Groom, The Street, Mortimer Common	Retention of existing public house (A4 use); construction of 2 no. three-bedroom dwellings on land to rear with associated car parking, bin/cycle.
<p><u>SMPC Comments</u> SMPC strongly object to this application on the grounds as follows:</p> <ul style="list-style-type: none"> • a Site Design Brief has not been undertaken; no reference made to deliver the Building for Life 12 principles (Stratfield Mortimer NDP Policy GD1); • although parking for proposed houses is sufficient, there are inadequate parking spaces provided for the existing property in line with WBC standard and NDP Policy GD2; • does not refer to, nor address, NDP policies GD3 and GD6 which concern the management of surface water and potential flooding conditions; • under NDP Policy GD4, no street lighting to be installed and so reference to Part 5: External Lighting of the West Berkshire Supplementary Planning Document Series should be removed; • unclear where provision for storage of refuse and recycling at the existing Public House (NDP GD5). <p>These are important policies in the Stratfield Mortimer NDP, should WBC's Planning Officers be inclined to approve the application, SMPC's Planning Committee would like District Cllr. G. Bridgman to consider calling it in.</p>		
18/00589/HOUSE	30 Briar Lea Road, Mortimer, RG7 3SB	Single storey rear/side extension.

SMPC Comments

SMPC object to this application on the grounds that the proposed external render/finish of the extension and the flat roof strongly contrasts with existing dwellings on the street and does not fit in with the local vernacular (NDP Policy GD5).

This is important policies in the Stratfield Mortimer NDP, should WBC's Planning Officers be inclined to approve the application, SMPC's Planning Committee would like District Cllr. G. Bridgman to consider calling it in.

18/00284/HOUSE	5 Stephens Close, Mortimer, RG7 3TL	Proposed front porch and wc.
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No Objections

18/00689/HOUSE	57 Victoria Road, Mortimer, RG7 3SL	Rear extension to ground floor to replace conservatory.
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No Objections

18/00618/CLASSR	Little Park Farm, Beech Hill Road, Mortimer, RG7 2AR	Change of use of agricultural barn to business, storage or distribution.
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No Objections

18/36 **To review any updates and progress of the Planning Application for MOR006. 17/03004/OUTMAJ:**

Provision have contacted the Planning Officer at West Berkshire Council and new plans are being submitted for 16th April deadline. These plans will be shared with Stratfield Mortimer Parish Council for consultation.

18/37 **Minor Matters for Information Only:**

18/00469/HOUSE - 2 Sweetzers Piece – single storey side extension plus dormer to rear bedroom: West Berkshire Council have approved planning application. Parish Council advised that plans submitted did not show proposed dimensions and would, therefore, object if they did not meet the NDP Policy GD2 standards.

17/03002/FUL - 6 Laneswood – retrospective planning application for carport: A written appeal has been lodged with West Berkshire Council regarding the refusal on retrospective planning application for carport.

The meeting closed at 7.30pm