



## Stratfield Mortimer Parish Council

### Planning Committee Meeting

Meeting held on 22<sup>nd</sup> May 2018 in the Parish Council Office, 27 Victoria Road, Mortimer, RG7 3SH at 5.15pm

**Present:**

Councillors: Cllr. M. Dennett (Chairman), Cllr. D. Ives, Cllr. K. Johnson, Cllr. C. Lewis, and Cllr. P. Wingfield

Assistant to the Clerk: B. O'Reilly

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

18/53 **To receive Apologies:**  
Apologies received from Cllr. L. Jones, Cllr. N. Kiley and Cllr. T. Reade.

18/54 **Public Session:**  
None.

18/55 **To receive Declarations of Interest:**  
None.

18/56 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 10<sup>th</sup> May 2018**  
An amendment to include the words 'in principle' to SMPC's comments under agenda item 18/50: 18/00916/HOUSE was made, and the Minutes were duly received and **APPROVED** to be signed as a true record of the meeting.

18/57 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
17/03353/HOUSE	14 Stephens Road, Mortimer, RG7 3TU	Dormer extension and side extension together with internal layout reconfiguration and partial garage conversion into habitable space.
<b><u>SMPC Comments</u></b> No objections in principle but it was noted that the depth of the proposed garage space does not quite meet the 6-metre internal dimension set out under Stratfield Mortimer NDP Policy GC2.		
18/00523/FULD	Horse and Groom, The Street, Mortimer, RG7 3 <sup>RD</sup>	Retention of existing public house (A4 use); construction of 2 no. three-bedroom dwellings on land to rear - Response

statement to Parish Council concerns;  
 Visibility Splay Plan and Transport Statement submitted;  
 Amended Design and Access Statement.

**SMPC Comments**

Further to the letter of 25<sup>th</sup> April 2018 from WYG, the Committee notes with thanks the confirmation that the site design will now be Building for Life12 compliant (NDP Policy GD1) and that there will be no street lighting (NDP Policy GD4). Regarding NDP Policy GD2, the Committee is now satisfied there is adequate parking for residents on site. However, the design and access statement (Section 4.1) states that the Horse and Groom 'will continue to be served by 28 car parking spaces within the Parish Council owned car park on the opposite side of The Street'. The Council points out that the developer does not have the right to make such a statement. Residents of the proposed dwelling and the pub flat should park on site and not in the Council car park. The Committee is also concerned that the provision for waste storage from the public house has not been adequately addressed (NDP Policy GD5). Currently, the waste bins are at the side of the public house which will become the access road for the new dwellings. NDP Policies GD3 and GD6, covering the issue of surface and storm water drainage must be met. If the application is recommended for approval, SMPC strongly requests that these policy requirements are covered by a planning condition.

18/01095/HOUSE	26 Stephens Firs, Mortimer, RG7 3XB	Replace small porch for annex with a longer porch to give a new entrance to the house and creating one front door.
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**No Objections**

18/58

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

West Berkshire Council have raised some new comments on this outline application regarding:

- Highways concerned that parking spaces do not meet their standards, and the Committee noted that some spaces are not adjacent to properties;
- Waste Management stated that current layout would not work, collection trucks would not be able to manoeuvre in some places, and have, therefore, requested changes;
- The long spur road in the south west of the proposed development would not be adopted by West Berkshire Council and would result in some services not being available to residents on this location.

Cllr. M. Dennett recommended that the Committee should look at what action may be necessary to take once the application appears on an East Area Planning Committee agenda, as there is a tight schedule for making any

representations or comments on behalf of the Parish Council. It was proposed that the Parish Council should enquire about the exact procedure with West Berkshire Council as the Committee would want to be aware of any relevant agenda as soon as possible.

18/59 **Minor Matters for Information Only:**

Amendments to Planning Application 18/00589/HOUSE in Briar Lea Road have been submitted to West Berkshire to address SMPC's original comments and the Committee had no further objections.

It was noted that Planning Applications 18/00618/CLASSR at Little Park Farm and 18/00660/HOUSE in The Avenue have been approved by West Berkshire. A tree preservation order, 201/21/0966, has been served on an individual tree in Birchland Close.

An appeal, 18/00031/WR, has been lodged with West Berkshire regarding the rejection of Planning Application 18/00249/FULD in West End Road.

The meeting closed at 5.55pm.