



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on 26th June 2018 in the Parish Council Office (behind the Library, at 27 Victoria Road, Mortimer, at 5.15pm

Present:

Councillors: Cllr. M. Dennett (Chairman), Cllr. D. Ives, Cllr. K. Johnson, Cllr. L. Jones, Cllr. N. Kiley, 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.

18/67 **To receive Apologies:**
Apologies were received from Cllr. T. Reade.

18/68 **Public Session:**
None.

18/69 **To receive Declarations of Interest:**
None.

18/70 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 14th June 2018**
The Minutes were duly received and APPROVED to be signed as a true record of the meeting.

18/71 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
18/00477/FULD	Land Adjacent to 1A King Street, Mortimer, RG7	Land Adjacent To 1A King Street, Mortimer Common, Reading, Berkshire: Erection of 3 x 2 bed apartments and associated parking. Description of development amended to 'Erection of 3 x 2 bed apartments and associated parking'; - Revised vehicle tracking plan and delivery bay details; - Updated tree survey (existing TPO tree within the site retained); - Amended plans to reflect the above changes.

SMPC Comments

Strongly object on the grounds that the SMPC Planning Committee do not feel that concerns have been addressed with regards to:

- the planned delivery arrangements for the shop and support Highways comments (of 1st March 2018) and their reason for recommending refusal. We repeat our comments from our meeting on 8th March 2018, “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.” The existing delivery arrangements as approved in application 09/00200/FULD remain the preferred option of the Committee.
- The Road Safety Audit leads to three recommendations. The Committee believes that with regard to these: 5.1 (Parking and Loading Restrictions) will be impossible to enforce; 5.2 it is not clear there is sufficient space for a 2metre wide footpath; and 5.3 there is no suitable location for a dropped crossing point to the east of the store because of the nearness of the West End Road junction. The current crossing point is opposite the bus stop and is much used, movement of this will cause much inconvenience to the public.
- There is concern the amended layout shows a decrease in the number of retail parking spaces available to the shop during the day at present there is no restriction to customers parking in the residential spaces but the current plan segregates the customers’ and residents’ parking;
- The vehicle tracking plan as submitted is wrong when compared to the site layout drawings and illustrates the lack of manoeuvrability and no real turning room for retail customer parking.
- The proposed grey metal roof design does not fit in with the local vernacular as per policy GD5 of the Neighbourhood Development Plan.

18/01369/HOUSE	23 King Street, Mortimer, RG7 3RS	Replacement side porch.
No objections		

18/72

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

The Senior Planning Officer at West Berkshire Council confirmed that the CIL for this development is calculated at the reserved matters stage (effectively the second half of an outline planning permission), subject to subsequent revision, and becomes payable in stages on commencement of development. It was confirmed that any funds received for CIL is paid to the Parish Council in two instalments each year.

18/73 **Minor Matters for Information Only:**

On the matter of the construction of a double-skinned wall taking place at the rear of a property in Stephens Firs, West Berkshire Council have advised that they intend to investigate the issue and provide a response to the Committee as soon as current workload allows.

West Berkshire Council have confirmed that the appeal related to the retrospective planning application for a car port on land at Laneswood (application 17/03002/FUL) is active and comments from the Planning Committee submitted in November 2017 will be taken into account. The Planning Inspector is due to carry out a site visit shortly.

The issue of the oak framed garage erected at Sleepy Hollow (application 18/00116/HOUSE) would be included on the agenda for the next Planning Committee meeting in July.

It was noted that WBC have issued decisions on the following planning applications: 18/01095/HOUSE (approved) and 18/00589/HOUSE (approved), which were to be reported to the Full Council meeting on 12th July 2018.

The meeting closed at 6.04pm.