



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on 21st November, 2017 in the Parish Council Office, 27 Victoria Road, Mortimer at 5.15pm.

Present:

Councillors: Cllr. M. Dennett (Chairman), Cllr. J. Earl, Cllr. N. Kiley, Cllr. T. Reade, Cllr. P. Wingfield.

Clerk: H. Selwyn-Jones

Admin Assistant: L. Hannawin

Public/Press: 7 Members of the Public and 0 Members of the Press present.

17/52 **To receive Apologies**
Cllr. C. Lewis, Cllr. D. Ives

17/53 **Public Session**
17/03002/FUL

Mr P Carter, the applicant, made the following points: he has been a resident of Laneswood for 24 years; he stated he now owns the land where the car port has been built but prior to that rented it; he has had the car port built in natural wood to fit in with the environment; he was told by the builder that he did not need planning permission for the car port.

Mr N Woolett is against the application and has supplied a written statement as to why. He has provided photographs showing the construction. He also stated that the land is owned by Laneswood Management Company.

Ms A Ham has lived in 2 Laneswood for 15 years. She stated that the car port can only be seen from 3 houses and she doesn't feel the car port impinges on the view. She said that Mr Carter does now own the land on which the car port has been built and that the paperwork is in the process of being updated.

17/03015/FULD

Mrs R Barker showed planning documents for the original planning application for plot 2, from 2014, and a revised plan showing several amendments that have been made since. Although these amendments have been approved, she expressed concern that they were made via several planning applications which caused confusion. She feels they were not "minor" changes and as such the building is now out of keeping with the Loves Wood development and she therefore objects to plot 2 being a 3 storey building instead of a 2 storey house.

Mr M Edmonson agreed with Mrs Barker. He has submitted a document expressing his objections which includes suggested recommendations to prevent confusion with planning applications in the future. He requested that the Parish Council urges West Berkshire to adopt these recommendations.

Mrs F Kilshaw stated that she doesn't feel the amendments to the original plans are minor changes and she is concerned that approving the loft room for plot 2 will set a precedent for plot 1, which is directly next door to her.

17/54 **To receive Declarations of Interest**

The Clerk granted a general dispensation to all councillors present on their personal interest regarding agenda item 17/56 in order to enable a full and proper discussion to be made.

17/55 **Matters arising from Minutes of last meeting dated 13th October 2017**

There were no matters

17/56 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
17/03002/FUL	6 Laneswood, Mortimer, RG7 3UW	Erected a carport over parking bay for no. 6 Laneswood
<p><u>Comments:</u> The Committee objects to the application. The car port does not comply with aspects of the Neighbourhood Development Plan (NDP), in particular policies GD2: "Parking design and layout should be provided in line with Manual for Streets. In particular car parking should be located close to the main access to the dwellings, and should be overlooked by habitable rooms" and GD5 and it could set a precedent for other similar builds in the area. In addition, the Committee are concerned about the proximity of the car port to LPG storage tanks and the associated risks and seek advice from West Berkshire with regards to current regulations on LPG storage. The Committee would also like clarification on the "Block and Location Plans" as to why the area in red has been highlighted when the car port area is a small section of this area.</p>		
17/03015/FULD	Land at Loves Wood, Mortimer	Section 73A: Variation of Condition 2 – Approved Plans of planning permission 17/01919/FULD (Section 73: Variation of Condition 2: Approved plans and removal of Condition 4: Code For Sustainable Homes of approved application 14/02378/FULD).
<p><u>Comments:</u> The Committee strongly objects to the application. Since the original application was approved there have been numerous amendments made via planning applications changing the overall appearance of the two properties from the original intentions. Consequently, this final application is not in keeping with the Loves Wood development and does not comply with the NDP policy GD5, in particular "House types should be in sympathy with the local vernacular, where appropriate, as illustrated by the images below:" (The images referred to can be found in the NDP document). There is no clear trail of all the amendments that have been made and there is concern that not all changes have been formerly recorded. In addition, from the information supplied, it is not possible to establish the exact roof height and concern is expressed that this has changed. With regards to Plot 1, there appears to be a change in drawings that isn't part of this application.</p>		
17/02869/HOUSE	15 Strawberry Fields, Mortimer, RG7 3WS	Erection of sun room to rear of property
No Objections		

17/57 **Minor Matters for Information Only**

- No update has been received with regards to the recently built structure at the bottom of The Street near the Cinnamon Tree.
- Butlers Farm application has been approved.
- All planning decision notices from West Berkshire are now being saved on Dropbox and can be accessed by members of the Planning Committee.
- Cllr. M. Dennett reported that West Berkshire planning do refer to comments made by the SMPC Planning Committee on individual planning applications.
- The planning application for the new development behind St John's School has now been received. Cllr. P. Wingfield, Mr T Barber and Mrs D Morsley are reviewing this to check it meets the NDP criteria. Comments are currently due to be returned to West Berkshire by the 5th December, but West Berkshire have been contacted to ask for an extension – this is yet to be confirmed. It is proposed to hold a separate Planning Committee meeting, specifically to discuss this planning application which will be preceded by a briefing for Planning Committee members. The proposed date and time for the initial briefing is Monday 11th December at 6.30pm followed by the planning meeting at 7.30pm.

The meeting closed at 6.35pm