



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on Thursday, 26th July 2018 in the Parish Council Office (behind the Library),
27 Victoria Road, Mortimer, RG7 3SH
at 5:15 pm

Present:

Councillors: Cllr. M. Dennett (Chairman), Cllr. D. Ives, Cllr. K. Johnson, Cllr. N. Kiley, Cllr. C. Lewis, Cllr. T. Reade 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.

18/82 **To receive Apologies:**
None.

18/83 **Public Session:**
None.

18/84 **To receive Declarations of Interest:**
Cllr. K. Johnson declared an interest in application 18/00396/FULD.

18/85 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 12th July 2018**
The Minutes were duly received and APPROVED to be signed as a true record of the meeting.

18/86 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
18/01091/HOUSE (previously 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 site is outside the settlement boundary and contravenes NDP Policy RS2. The garage is sited well away from the front of the existing building, has a height to the eaves of 3.89m and is only 30cm from the boundary wall adjoining The Street which has an adverse effect on the street scene in this rural location.		



- The dimensions of the garage do not meet those required under NDP Policy GD2, 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. The **internal** dimensions calculated from the plans are 4.935 m x 2.445m. 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.

18/00396/FULD

17 The Bevers,
Mortimer, RG7 3SP

Amended plans received in late June.

SMPC Comments:

SMPC strongly objects to the amended plans as the parking provision is still inadequate and below the West Berkshire Council standard and standards of NDP Policy GD2. The proposed new build would be detrimental to the amenity of the surrounding properties and does not fit into the external street scene (NDP Policy GD5).

18/87

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

A site visit was conducted by West Berkshire Council (WBC) on 18th July 2018 and this outline planning application was heard by the Eastern Area Planning Committee (EAPC) at a meeting held on 25th July 2018. Cllr. P. Wingfield and Cllr. N. Kiley attended the meeting and Cllr. Wingfield spoke on behalf of the Stratfield Mortimer Parish Council (SMPC). The application was

approved/carried with conditions which the developer will take on board, including SMPC's concerns on the drainage. As requested, this condition now includes SMPC's wording on rainfall on saturated or bone-dry land.

It was noted that the Site Design brief will be fed into the detailed planning application and the developer would now be putting together detailed planning applications for the site in phases.

During the EAPC, WBC thanked the SMPC for the development and subsequent use of its Neighbourhood Development Plan.

Cllr. Wingfield advised that the developer was in contact with the local village surgery and NHS Commission and would pursue the issue of the new doctor's surgery on the site once there was a final planning decision.

The Committee agreed to keep this item on future agenda to continue to cover future issues that arise on this development within Mortimer.

The Chairman thanked Cllr. P. Wingfield for speaking at the EAPC meeting on behalf of the Stratfield Mortimer Parish Council.

18/88 **To consider a response to the consultation on proposed waiting restriction on Parking Scheme Amendment 28, Victoria Road, Mortimer.**

Further to discussion, the Committee requested the Chairman to respond with a strong objection as outlined in the Committee's original comments of 8th March and subsequent objections dated 26th June when they considered planning application 18/00477/FULD. The planning application included the proposal for development of a delivery bay on Victoria Road and the planned delivery arrangements for the shop which was of grave concern to the Committee.

It was requested that the Chairman also write to the relevant Planning Officer at WBC to enquire if he was aware of this traffic consultation as it was undemocratic in that it anticipated a favourable decision by WBC; there are strong objections to the application and it is likely to be called in.

18/89 **Minor Matters for Information Only:**

Application 18/00821/FULEXT for Fairwinds and Land at Tower House, The Street, has been granted, with conditions, by West Berkshire Council.

The appeal on retrospective planning application 17/03002/FUL for the erection of a carport has been dismissed by the Planning Inspectorate.

The meeting closed at 6.00pm.