



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on Thursday, 8th November 2018
in the Methodist Church Hall,
17 West End Road, Mortimer, RG7 3TB at 6.30pm

Present:

Councillors: Cllr. M. Dennett (Chairman), Cllr. D. Ives, Cllr. L. Jones (*arrived at 6.40pm*), Cllr. K. Johnson, Cllr. N. Kiley (*arrived at 6.45pm*), Cllr. C. Lewis, Cllr. T. Reade and Cllr. P. Wingfield (*left at 7.22pm*)

Assistant to Clerk: B. O'Reilly

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

18/113 **To receive Apologies:**
None.

18/114 **Public Session:**

The majority of members of the public present wished to comment on item 18/118 relating to issues on the development at Fairfield Park mobile home site. Another member of the public agreed to wait to comment until application 18/02782/FULD was discussed under item 18/117.

18/115 **To receive Declarations of Interest:**

Cllr. C. Lewis declared an interest in application 18/02782/FULD and abstained from making any comments.

18/116 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 25th October 2018:**

The Minutes were duly received and APPROVED to be signed as a true record of the meeting.

Cllr. M. Dennett proposed that agenda item 18/118 be discussed next and this was AGREED.

18/118 **To consider the development at Fairfield Park mobile home site:**

Cllr. M. Dennett gave a summary of the issue raised by the development being carried out on the Fairfield Park mobile home site with accesses created on Birch Lane. Members of the public present stated their concerns about the accesses onto Birch Lane (a single-track road) and the possible safety issues, encroachment onto highway land to create a new boundary and the removal of foliage and several mature trees along this boundary. Cllr. M. Dennett advised that the Parish Council had submitted two reports to West Berkshire Council. The first response stated the issue was not deemed a priority, but after the second report and interventions by District Councillors G Bridgman and M Lock, a

visit by WBC Enforcement Officer took place on Tuesday, 6th November 2018. District Councillor G. Bridgman has now taken this up at a higher level within the Planning and Highways Departments at WBC. The Committee were given sight of the original planning application that stated access to the site was not permitted from Birch Lane and it was agreed that the Committee would keep residents informed on any outcomes of the current discussions with WBC.

18/117 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
18/02668/HOUSE	22 King Street Mortimer Common Reading RG7 3RS	Proposed side first floor extension.
<u>SMPC Comments</u> As the proposed block plan indicates only two parking spaces for this development, SMPC object on the grounds that inadequate parking spaces have been provided. The Stratfield Mortimer NDP Policy GD2 and West Berkshire Council's residential standard parking requirement is for 3 parking spaces for a four-bedroom house in Zone 3.		

Cllr. P. Wingfield proposed that agenda item 18/119 be discussed next and this was AGREED.

18/119 **To review any updates and progress of the Planning Application for MOR006. 17/03004/OUTMAJ:**

A meeting took place on 8th November 2018 with Pro-Vision and T A Fisher, to review the report from Acorn Ecology and the proposals for enhancing the biodiversity of the 3-hectare area in the MOR006 site. The developers shared documents on the Phase 1 build which showed new alignments on certain proposed plots to improve the street scene within the development. The Committee was generally supportive of the proposed changes and the developers had agreed to consider the proposals set out in the Acorn report.

As T A Fisher indicated their willingness, it was agreed the Committee would invite them to give a presentation to the Parish Council to review the new design developments for Phase 1.

It was understood that Section 106 had not yet been signed off as the correct guarantee for affordable housing was awaited.

18/117 **To consider the following planning applications continued:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
18/02668/HOUSE	22 King Street Mortimer Common Reading RG7 3RS	Proposed side first floor extension.
<u>SMPC Comments</u>		

As the proposed block plan indicates only two parking spaces for this development, SMPC object on the grounds that inadequate parking spaces have been provided. The Stratfield Mortimer NDP Policy GD2 and West Berkshire Council's residential standard parking requirement is for 3 parking spaces for a four-bedroom house in Zone 3.

18/02692/HOUSE	Yewtree Cottage Brewery Common Moritmer RG7 3JE	Two storey side extension
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No objections

18/02817/AGRIC2	Butlers Lands Farm Mortimer RG7 2AG	Open sided sprayer filling and wash-down with bunded concrete pad and mono-corrugated tin roof, adjacent bunded concrete machinery washdown area and bio-filter treatment unit
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No objections

18/02782/FULD	Horse & Groom The Street Mortimer Common RG7 3 RD	Retention of existing public house (A4 use); construction of 2 x four-bed dwellings on land to rear with associated car parking, bin/cycle storage.
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SMPC Comments
 SMPC object on the grounds that under Stratfield Mortimer (SMPC) NDP GD5, Building and Design Style, and (SMPC) NDP HD4, density of homes, this is an overdevelopment of the site and does not meet these policies to match the grain and character of the existing surrounding dwellings. There is less than 3m between the two dwellings. Compared to the previous application, this application is contrary to the spirit of NDP GD5 (There will be a mix of house types with emphasis on smaller starter homes and units that are suitable for local residents that wish to downsize). The amenity space for the flat above the public house (42 sq.m) is inadequate. Although adequate parking is provided for the proposed houses, it was noted that it would leave insufficient parking spaces for the existing flat in the public house (SMPC) NDP GD2. The access road and gate entrance also have the potential to block the parking spaces for the flats and for Plot 1 when vehicles are moving through and there would be an issue with deliveries being made to the side of the public house. It was also noted that on a previous planning application for development of this plot, the issue of drainage was a condition of approval, (SMPC) NDP GD3 on Flood Management. If the proposal is recommended for approval such a condition should be included.

18/02813/HOUSE	40 Stephens Road Mortimer Common RG7 3TU	Two storey side extension and single storey front porch, downstairs wc, kitchen, diner and utility. Upstairs extension comprising two bedrooms making the property four bedrooms instead of three.
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SMPC Comments
 No objections to the development of this plot but the Planning Committee supports Highways' condition that the vehicle parking and/or turning space is required to be surfaced as stated in their correspondence on 8th November 2018. It is not clear

whether the two proposed additional parking spaces meet the required minimum size, if not cars will protrude onto the pavement.

18/118 Minuted above.

18/119 Minuted above.

18/120 **Minor Matters for Information Only:**

West Berkshire have issued a Tree Preservation Order 201/21/0976 to the owners and occupiers of 14-32 St. John's Road to cover a mixed species of trees on the land to the rear which borders onto the new development.

Concern about the security wall lights left on at the development site of the old police station on West End Road had been raised by a resident. The Parish Council contacted WBC and the Case Officer reported that he had been advised by the contractors that, once building work is complete, these lights would only be in use during church service times for safety purposes.

The meeting closed at 7.25pm.