



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on Tuesday, 27th November 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. L. Jones, Cllr. K. Johnson, Cllr. N. Kiley, and Cllr. P. Wingfield

Assistant to Clerk: B. O'Reilly

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

18/121 **To receive Apologies:**
Apologies received from Cllr. T. Reade and Cllr. C. Lewis.

18/122 **Public Session:**
The members of the public present made a statement of support for planning application 18/02722/FUL relating to issues on the development on land at Laneswood.

18/123 **To receive Declarations of Interest:**
None.

18/124 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 8th November 2018:**
The Minutes were duly received and APPROVED to be signed as a true record of the meeting.

In light of the interest of the members of public present, it was AGREED that planning applications for consideration under agenda item 18/125 would be discussed in reverse order from the Agenda.

18/125 **To consider the following planning applications continued:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
18/02722/FUL	Land at Laneswood Mortimer Common RG7 3UW	The 4 AvantiGas LPG vessels to be replaced with 3 vessels and at the same time re-position them to improve the separation distances from the road and within the fenced area. Add 2 x additional vehicular protection posts in the verge alongside the existing roadway.
SMPC Comments The Committee had no objections and supports this as a necessary upgrade to the tanks. However, it was noted that the red separation distance line, as indicated on the site layout plan, did not appear to be the required full 3m distance where it crossed over to the existing roadway.		

18/02939/HOUSE	36 Stephens Firs Mortimer RG7 3UY	Single storey side and rear extensions. Loft conversion with rear dormers.
<p>SMPC Comments SMPC strongly object on the following grounds that:</p> <ul style="list-style-type: none"> • The proposal is incorrectly described as a single storey extension; the loft conversion includes new areas over the extension, therefore, it is a two-storey extension; • This is an over-development of the site from a three-bed semi-detached bungalow to a two storey five bed house which fully covers the full width of the plot; • The property is at one end of a street of semi-detached bungalows and the size of the extension is inappropriate with a strongly negative effect on the street scene; • Under Stratfield Mortimer (SMPC) NDP GD2 it was noted that the proposed internal garage measurements (2.6m width) did not meet the minimum standard and width of entrance doors to garage was only 2.1 metres; • There were insufficient parking spaces shown and, in line with WBC and (SMPC) NDP GD minimum standard there should be at least 3 for a 5-bed property; • Under (SMPC) NDP GD5, Building and Design Style, the proposed rendering is not appropriate and other proposed materials were not specified on the plans; • It was noted that a double garage and shed are being erected on the site behind the dwelling which may relate to a 2002 planning application (02/01958/HOUSE) that was approved but has now expired and an enforcement enquiry – 18/00340/15UNAU - is currently in place. This garage is not shown or included in this current planning application although construction is continuing. Presumably access to this will be through the proposed narrow garage; the Committee was aware that an access had been made through land to the side of the property which is not authorised; this land contains tumuli and is a scheduled ancient monument. • Under the approval of the planning application made in 2002, there were conditions that a programme of archaeological work was required before any site work began and that English Heritage be contacted prior to development and for the ground works to be supervised by an archaeologist; there is no indication that this has been carried out and SMPC would strongly suggest that these conditions were also applied to this current planning application if approval is given. 		

- 18/126 **To review any updates on the development at Fairfield Park mobile home site:**
The Committee members were advised that District Councillor Graham Bridgman had received no further information from West Berkshire Council (WBC) and would be following up with them directly. It was believed that five units on the mobile home site were now accessing the site across Highways land on Birch Lane. An update would be forwarded from the Committee to the representative of the local residents on Birch Lane.
- 18/127 **To review any updates and progress of the Planning Application for MOR006. 17/03004/OUTMAJ:**
It was advised that the developers had been invited to make a presentation to the Parish Council members later this evening, covering the revised layout and house designs for the Gateway Zone (Phase 1).
- 18/128 **Minor Matters for Information Only:**
SMPC Councillors have been invited to a presentation from AWE and discussion on the WBC draft Local Plan on 10th December.

The meeting closed at 5.50pm.