



Stratfield Mortimer Parish Council
Planning Committee meeting

Meeting held on Thursday, 14th November 2019
in the Methodist Church Hall,
West End Road, Mortimer, at 6.45pm

Present:

Councillors: Cllr. D. Morsley (Chairman), Cllr. S. Beard (arrived 7.05pm), Cllr. M. Dennett, Cllr. S. Hill, Cllr. D. Ives, Cllr. C. Lewis, Cllr. J. Wells and Mr. N. Kiley
Assistant to Clerk: B. O'Reilly
Public/Press: There were two members of the public and no members of the press present.

Meeting started at 6.50pm

19/74 **Public Session:**
None.

19/75 **To receive Apologies for Absence:**
Apologies were received from Cllr. K. Johnson and Mr. T. Barber.

19/76 **To receive Declarations of Interest:**
None.

19/77 **To receive and approve the minutes for the Planning Committee meeting held on 24th October 2019:**
The Minutes were received and APPROVED to be signed by the Chairman of that meeting as a true record of the meeting.

19/78 **To receive updates on current projects and consider any recommendations for resolution as reported:**

- a. **Mortimer Station Car Park Planning Application**
 - Mr. Kiley advised that meetings are still taking place on a weekly basis between himself, and representatives from GWR, and Englefield Estates.
 - The additional topographical survey has been completed and circulated to the engineers which means highways and drainage work can be completed in about two weeks. Mr. Kiley will follow up on the missing platform levels in the survey.
 - A decision is awaited on whether a Grampian Condition would be allowed from West Berkshire Council to avoid any further planning application costs arising from the increase in area of the car park and bunded landscape works.
- b. **MOR006 (Land south of Tower Gardens) Planning Application**

The Committee is awaiting a response from the developer on the names suggested for the development.
- c. **MOR006 (Land south of Tower Gardens) Biodiversity and Green Space**

There has been no response yet on the communication with the developer on the biodiversity and green space proposals.

19/79 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
19/02351/HOUSE	37 Windmill Road, Mortimer Common, Reading, RG7 3RL	Interior re-configuration, proposed replacement of the conservatory extension, new entrance porch, 2 new dormers to loft bedroom, change some existing windows to match proposals.

SMPC Comments:

No objections.

19/02667/FULD

24 King Street,
Mortimer Common,
Reading RG7 3RS

Erection of 3 x 2 bedroom flats with
undercroft parking

SMPC Comments:

The SMPC object to the planning application on the grounds that:

- The general view is that this is an overdevelopment of the site (SMPC NDP Policy HD4: Housing Mix and Density and NDP Policy GD1: General):
 - a. The proposed flats are right up against two boundaries on the property and there is no amenity space for residents indicated on the site;
 - b. The height of the proposed building is as high as the highest point of the existing outbuilding.
- The proposed parking for the development is inadequate taking into account WBC parking standards and those of Mortimer under SMPC NDP Policy GD2: Internal & External Access and Parking (1.75 spaces per 2-bedroom flat plus 1 space per 5 flats) and it is not clear whether the visitor parking at the side of the building is confirmed. The Parish Council supported the comments raised in Highways email of 5th November 2019.
- Parking spaces for nos. 24 and 24a King Street are not indicated on the plans or mentioned in the design and access statement. The plans appear to show that 24 and 24A are the lower and first floors of the original house on the site. No details are given of the number of bedrooms of these properties and hence what parking provision is required. *Presumably the original house was subdivided before 2000 as the WBC planning website appears to have no record of planning permission for this subdivision.*
- It is also not clear how the "secure parking and storage" in the corner of the ground floor of the proposed building would be used. Whilst the obvious assumption is that it is for the new flats there is a possibility that it is to replace the outbuildings that presumably are currently used by either 24 or 24A or both. Since it is a garage it does not provide the necessary parking spaces for 24 or 24A.
- SMPC supports Highways concern that the driveway, for the five houses in the cul de sac, is not wide enough.
- It was also noticed that on drawing 901/PL-04 of the proposed first floor plans, in flat 3, a toilet room is shown as opening directly into the dining/kitchen area which contravenes current building regulations. A similar space in flat 2 has been left unidentified.

19/80 **Minor Matters for Information Only:**

- The photographs requested by West Berkshire Council relating to Enforcement Enquiry 19/00494/15UNAU have now been supplied and acknowledged.
- 19/02351/CERTP, relating to work at 3 Stanmore Gardens, has been confirmed as lawful by West Berkshire Council.

The meeting closed at 7.25pm.