



Stratfield Mortimer Parish Council
Planning Committee meeting

Meeting held on Tuesday, 17th December 2019
in the Parish Council office (behind the library),
27 Victoria Road, Mortimer, at 6.45pm

Present:

Councillors: D. Morsley (Chairman), C. Lewis, D. Ives, J. Wells, and M. Dennett
Co-opted Members: T. Barber, N. Kiley
Assistant to Clerk: B. O'Reilly
Public/Press: There were no members of the public or members of the press present.

- 19/89 **Public Session:**
None.
- 19/90 **To receive Apologies:**
Apologies were received from Cllrs. S. Beard, S. Hill, K. Johnson and L. Jones
- 19/91 **To receive Declarations of Interest:**
None.
- 19/92 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 28th November 2019:**
The Minutes were received and APPROVED unanimously to be signed by the Chairman as a true record of the meeting.
- 19/93 **To receive updates on current projects and consider any recommendations for resolution as reported:**
- a. Mortimer Station Car Park Planning Application**
- Mr. Kiley presented an update on the project and costs as at 16th December and advised that the planning submission would not be complete by Christmas. The landscape and arboricultural consultants had just received the approved layout plans but would not be able to complete their work until after the Christmas holiday. The planning application should be ready, after sign-off from SMPC, GWR and Englefield Estate, by late January. A copy of Mr. Kiley's report, the project costs and SMPC's contractor's email of 16th December will be electronically circulated to all members of the Committee.
 - Great Western Railways (GWR) have agreed to cover the £1,000 planning application fee that will be due to West Berkshire Council. The Committee was advised that if there were any queries on the project costs, they should visit the Parish Council office for clarification.
 - Mr. Kiley confirmed that weekly conference calls would continue to take place with all parties rather than any formal project progress meetings to avoid additional administrative costs.
 - On the issue of a communication received from M&G Developments, addressed directly to some Councillors, the Committee felt that the Parish Council should not support their proposed application.
- b. MOR006 (Land south of Tower Gardens) Planning Application**
- It was reported that, to date, there have been no updates or submissions on conditions granted on the planning application for Phase I.
 - Although the Parish Council office has followed up on this recently, no decision has been received from the developer yet on the names suggested for the site.

c. MOR006 (Land south of Tower Gardens) Biodiversity and Green Space

- The Committee Chairman proposed, and it was AGREED, that the Planning Committee will seek approval from Full Council to co-opt Mr. T. Barber for the work relating to the reserved space on the development.
- Further to enquiries by the Committee Chairman, there has been no response yet from the developer to the SMPC's proposals on the biodiversity and green space on the site since they acknowledged receipt and advised the proposals were being passed to their landscape designers.

19/94 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
19/02968/FUL	Horse & Groom, The Street, Mortimer Common, Reading, Berkshire, RG7 3RD	Two detached single garages
<p><u>SMPC Comments:</u> SMPC object to this application on the following grounds:</p> <ul style="list-style-type: none"> • The dimensions of the garage do not meet those required under Stratfield Mortimer's 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 access and internal dimensions estimated from the plans supplied do not match the NDP requirement. It was noted that the scale on the elevation drawing is wrong and inconsistent with the other plans. • Referring to our NDP Policy GD5, the amended layout to accommodate the additional third parking space required by both WBC and SMPC NDP standards, adds to the overdevelopment of the site, and the location of the proposed garages are right up against the boundary with the adjoining property. 		
19/03014/HOUSE	36 Stephens Firs, Mortimer, Reading RG7 3UY	Single storey rear extension to house. A mono pitch roof with a flat roof. Proposed chimney.
<p><u>SMPC Comments:</u> SMPC notes that, as per previous proposed applications at this site in 2002 (02/01958/HOUSE) 2018 (18/02939/HOUSE) and earlier in 2019 (19/00989/HOUSE), an archaeological survey should be commissioned due to the location of a nationally designated monument within 10m of the extension proposals. Any construction work should not commence until this is undertaken. The SMPC also noted that an enforcement enquiry (18/00340/15UNAU) has been in place for some time relating to the store/garage at the rear of the property and the Parish Council is not aware of any decision on this issue to date.</p>		

19/95 **To review Community Infrastructure Levy (CIL) due on new developments:**

Cllr. Dennett gave an overview of the CIL process and the Committee was advised that the Parish Council will track any CIL due on new planning applications and developments to regularly report back updates to the Committee on expected income. It was noted that WBC make payment of any CIL due to SMPC in two instalments each year.

19/96 **Minor Matters for Information Only:**

1. In the new year, Cllr. Morsley will prepare a paper for Full Council on the need to reinstate a working group, the Neighbourhood Plan Implementation Group, to look at taking up outstanding issues which may affect this Committee and the future review of the current Neighbourhood Development Plan. It was noted any revision to the NDP will require public consultation.
2. In respect of any alternative station car park application proposed by Bell Cornwell, the Parish Council will write to WBC to enquire about the Committee's concern with the

potential change of use of a car park to a housing development and whether this would fall under permitted development although the potential site is outside the settlement boundary. Cllr. Lewis will draft a letter for the Clerk to process on SMPC's behalf.

3. A preliminary Tree Preservation Order (201/21/0992) has been received by the Parish Council office covering several trees and groups of trees along the land east of Birch Lane.
4. An appeal (ref. APP/W0340/W/19/3242051) has been lodged against WBC's decision to refuse the proposed development behind the Victoria Arms (19/00723/FULD).

The meeting closed at 8.20pm.