



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on Thursday, 10th January 2019
in the Methodist Church Hall,
17 West End Road, Mortimer, RG7 3TB at 6.45pm

Present:

Councillors: Cllr. M. Dennett (Chairman), Cllr. D. Ives, Cllr. K. Johnson, Cllr. L. Jones, Cllr. C. Lewis and Cllr. P. Wingfield
Parish Clerk: L. Hannawin
Public/Press: There were four Members of the Public and no Members of the Press present.

18/138 **To receive Apologies:**
Apologies received from Cllr. N. Kiley and Cllr. T. Reade.

18/139 **Public Session:**
Mr. Gilbert Bedford attended the meeting in relation to application 18/03223/HOUSE and raised several building regulation issues pertaining to the development.
As Mr. John Cornwall, Cllr. N. Carter and Cllr. J. Bull were attending the meeting as members of the public in respect of planning application 18/03384/PIP, it was agreed that they could make any relevant comments at the point just before the application was discussed under Agenda item 18/142 below. Their comments in support of the application included that it was a relatively modest development, was sustainable and close to the village centre, was adjacent to the settlement boundary, and would help deliver toward one of the principles of the NDP ("The NDP must make it possible for people to live their whole lives in the parish if they so wish").

18/140 **To receive Declarations of Interest:**
Cllr. K. Johnson and Cllr. C. Lewis declared a prejudicial interest in planning application 18/03384/PIP and the other members of the committee declared that they knew the applicant as a fellow Councillor but did not consider their interests to be prejudicial.

18/141 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 27th November 2018:**
The Minutes were duly received and APPROVED to be signed as a true record of the meeting with one abstention due to absence.

18/142 **To consider the following planning applications continued:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
18/03223/HOUSE	3 The Crescent Mortimer Common, RG7 3RX	Side/rear single storey extension.
<u>SMPC Comments:</u> The Committee's main objection was that car parking space was not adequate, if the proposed extension was built the remaining drive way would be only 5m long and would not accommodate the minimum of 2.5 parking spaces as per WBC standards		

for Zone 3 and SMPC NDP Policy GD2: Access & Parking. As the building is so close to the boundary fence, there appears to be no access to the rear of the property which may require the waste bins to be stored at the front of the property with proximity to the main road.

The Committee would also like to seek clarification in relation to the 45-degree light requirement as the development is so close to the neighbouring property. As the distance is about 1.4 m light to the kitchen and bathroom of no 5 may be considerable reduced.

18/03266/LBC2 & 18/03265/FULD	2 Mortimer Hill The Street Mortimer RG7 3PW	Conversion of basement into a separate two bedroom flat. The proposed flat will accommodate a kitchen/living/dining room, two bedrooms, a bathroom, utility room and storage. The proposal does not include any changes to the external fabric of the buildings other than drainage alterations.
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No objections.

18/03255/PASSHE	35 Stephens Close Mortimer Common Reading RG7 3TY	Single storey rear extension 4000m beyond the rear wall x 2750m max height x 2700m at eaves.
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No objections.

18/0303384/PIP	Hunter's Lodge Brewery Common Mortimer RG7 3RH	Planning permission in principle: Proposed development of a single detached bungalow and garage block, and creation of a new access onto Brewery Common.
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The four members of the Committee who had not declared a prejudicial interest considered the application, including comments made by the members of the public, and agreed by three votes to one not to support the application for the reasons stated below.

SMPC Comments:
Policy RS2 of the Stratfield Mortimer NDP states that "proposals for housing outside the Mortimer Settlement Boundary will only be granted in exceptional circumstances" and policy GD1 states that housing outside the settlement boundary has to satisfy the requirements of WBC policy C1. Hence, the Committee agreed that it did not support the application as it was outside the settlement boundary and did not consider the application to be in exceptional circumstances.

18/143 **To review any updates on the development at Fairfield Park mobile home site:**
West Berkshire Council confirmed that it has no planning authority on the issue of the access that has been developed but that Highways can comment. It was understood residents had been notified of this and Highways are looking at the design of the entrance, but no further update has been received.

18/144 **To review any updates and progress of the Planning Application for MOR006. 17/03004/OUTMAJ:**
There were no updates reported at this time.

18/145 **Minor Matters for Information Only:**

- It was noted that planning application 18/02939/HOUSE at 36 Stephens Firs had been refused on grounds of overdevelopment of the site but Parish Council still waiting to hear back on the enforcement enquiry relating to development at the rear of the property.
- The Committee have received WBC's confirmation of receipt of its enquiry regarding the first-floor window on 18/00510/HOUSE at 20 The Avenue.
- Revised block plans had been submitted to WBC in relation to the placement of waste bins on the proposed development behind the Horse & Groom (18/02782/FULD) but no decision received as yet.

The meeting closed at 7.22pm.