



Stratfield Mortimer Parish Council

Planning Committee Meeting

Meeting held on Tuesday, 28th February 2019
in the Parish Council office,
Victoria Road, Mortimer, at 5.15pm

Present:

Councillors: Cllr. M. Dennett (Chairman), Cllr. D. Ives, and Cllr. C. Lewis
Asst. to Clerk: B. O'Reilly
Public/Press: There were no Members of the Public or Members of the Press present.

- 18/161 **To receive Apologies:**
Apologies were received from Cllr. K. Johnson, Cllr. L. Jones and Cllr. P. Wingfield.
- 18/162 **Public Session:**
None.
- 18/163 **To receive Declarations of Interest:**
None.
- 18/164 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 14th February 2019:**
The Minutes were duly received and APPROVED to be signed by the Chairman as a true record of the meeting.
- 18/165 **To consider the following planning applications continued:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
19/00213/FUL	Horse & Groom The Street Mortimer Common Reading RG7 3RB	Single storey side and rear extension to public house and restaurant area
<u>SMPC Comments:</u> <p>The Committee noted that no reference had been made to the Stratfield Mortimer National Development Plan (NDP). This contains a policy C4 relevant to Retail/Services Development. In this case, the Committee agreed that:</p> <ul style="list-style-type: none">• the scale of development is perhaps too large for the surroundings, it utilises most of what is left of the garden after the land for two houses at the rear of the public house is sold;• the Development will affect the location and amenities of local residents, mainly through the lack of parking space;• the development is within the 'commercial centre' as defined in the NDP. <p>The Committee had serious concerns on several aspects of this application:</p> <ul style="list-style-type: none">• The block plan of the site includes an area designated for two proposed dwellings behind the public house and the Committee understands that this land may have been sold and this area should, therefore, not be included in the block plan. It was		

noted that in the Case Officer's report on these proposed dwellings (18/02782/FULD) paragraph 1.5 "The Horse and Groom public house (Use Class A4) will remain in operation as a result of this proposal and will continue to be served by 28 car parking spaces within the Parish Council owned car park on the opposite side of The Street." is not correct – SMPC had previously pointed out that the developer does not have the right to make the statement about the 28 parking spaces owned by the Parish Council.

- It was noted that no parking provision is covered in the plans and section 9 on the planning application form on Vehicle Parking was marked as "not relevant". The Committee would respond to Highways' enquiry to confirm that the SMPC do not have an agreement with the public house on the use of the Parish Council's car park. It should be noted that this car parking facility of 28 spaces is already highly used during the day for village activities, including events/sports on the Fairground, events in the community centre, school pick up, etc. The Committee noted the recommendation for A3 use is one parking space per 5sqm and based on the proposed floor area of the restaurant extension this would require substantially more car parking spaces than currently available in the council's car park.
- Roadside parking outside the public house, along The Street, is already perceived to be a problem in the vicinity.
- A final point is that the Arboricultural Impact Appraisal refers to several trees/shrubs on the area behind this proposed development and in particular, a dead Cypress to be felled at T8, but the Committee noted that this was located on the land relating to the development of the two dwellings (18/02782/FULD).

A fuller clarification of these comments will be sent to West Berkshire Council as well as to Highways.

18/166 **To review any updates and progress of the Planning Application for MOR006. 17/03004/OUTMAJ:**
No updates reported.

18/167 **Minor Matters for Information Only:**
West Berkshire Council have advised that representations/objections were made to the Tree Preservation Order 201/21/0976 relating to trees on the land to rear of 14-32 St Johns Road and the Order has not been confirmed. West Berkshire Council stated that this Order would, therefore, no longer be enforced.

The meeting closed at 5.55pm.