



Stratfield Mortimer Parish Council

Minutes of the Planning Committee Meeting held online on Thursday, 23rd July 2020 @ 6.30 pm

Present:

Councillors:

Cllr. D. Morsley (Chairman), Cllr. M. Dennett, Cllr. S. Beard, Cllr. S. Hill, Cllr. D. Ives [*joined 6.56pm*], Cllr. C. Lewis, Cllr. J. Wells, Mr T. Barber (co-opted) [*joined 6.38pm*]

For the Clerk:

B. O'Reilly

Public/Press:

There was one member of the public present until 6.54pm and no members of the press in attendance.

Part I

20/0013 Public Session (for agenda items only)

The Committee was advised of some inaccuracies on the roof and boundary drawings for planning application 20/01254/HOUSE, at 42 King Street, involving a semi-detached house which impacted the neighbouring property and the Chairman agreed to bring this item forward on the Agenda for discussion after item 20/0017.

20/0014 Apologies

None received.

20/0015 To receive any declarations of interest

None.

20/0016 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 9th July 2020 were received and unanimously APPROVED for signature by the Chairman as a true record of the meeting.

20/0017 Items to be taken into private session (Part II)

No items were determined to be taken with the public excluded.

20/0020 The Chairman brought forward planning application 20/01254/HOUSE under item 20/0020 for discussion at this point in the meeting:

20/01254/HOUSE: 42 King Street, Mortimer Common, Reading, RG7 3RS

Attic Conversion to form bedroom and en-suite.

SMPC Comments:

The Committee objected to this application on the following grounds:

- The development to a 4 bedroom dwelling requires 3 car parking spaces and the proposed removal of the hedge along the front boundary onto the street will have a detrimental impact on the street scene; [SMPC NDP Policy GD2 9.2.2 Internal & External Access and Parking and GD5 9.2.5 Building Design and Style]
- As advised by the neighbouring property, it was noted the elevation and roof drawings do not reflect what is actually on site and, as proposed, the rear/loft extensions would project into the neighbouring property and block a gully on that roof

Member of public left the meeting at 6.54pm

20/0018 Current Projects

To receive any updates on current projects and consider any recommendations for resolution as reported:

a. Mortimer Station Car Park Planning Application

Cllr. Morsley updated the Committee on the status of the planning application:

- It was not known whether the Planning Officer had submitted their statement on the proposal yet – advice was awaited;
- If the application was referred to Eastern Area Planning Committee due to be held on 5th August, the Parish Council will submit a support submission on the needs for the car park and, as the applicant, a statement covering the technical approach. A lobby pack with a summary for the EAPC would also be prepared. Cllr. Morsley and Mr. N. Kiley would draft these documents for submission to meet the deadline five days prior to the meeting, i.e. 28th July 2020. (Note we have since been informed that the deadline is noon 3rd August.)

b. MOR006 (Land south of Tower Gardens) Planning Application

No updates to report at the moment.

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

No response or updates received from the developer after communications earlier this month.

d. MOR006 (Land south of Tower Gardens) Reserved Spaces

There was no progress to report yet.

e. Neighbourhood Development Plan Review

No updates at the moment.

Mr. Barber left the meeting at 7.00pm

20/0019 Community Infrastructure Levy (CIL)

No updates to be reported.

20/0020 Schedule of Planning Applications

To consider the following remaining planning applications:

20/01279/HOUSE: 25 Bilberry Gardens, Mortimer, Reading, RG7 3WU

Two storey rear extension and solar panels to south elevation roof

SMPC Comments:

The Committee noted that the proposed solar panels would be on the front of the property but were not aware of any restrictions on this. The Committee was, however, concerned about the lack of parking as no parking layout has been provided with the plans. The Committee would not object to the proposal itself but would like to see where the required three car parking spaces were to be located for what is a 4 bedroom dwelling (one room labelled as Study) in this compact area of the village. [[SMPC NDP Policy GD2 9.2.2 Internal & External Access and Parking](#)]

20/01528/HOUSE: 39 Windmill Road, Mortimer Common, Reading, RG7 3RL

Loft conversion and first floor rear extension

SMPC Comments:

The Committee has no objections.

20/01612/FUL: 24 King Street, Mortimer Common, Reading, RG7 3RS

Erection of 1x 3bedroom Dwelling with detached carport following the demolition of existing outbuildings

SMPC Comments:

The Committee has concerns with this development and would want to see:

- the boundary lines for this new property;
- a restraint put on any further development on the plot to avoid its overdevelopment as there are several dwellings already on the site; [[SMPC NDP HD4 8.2 Housing Mix and Density Policies](#)]
- how sewage flow and waste is to be disposed of at the property. [[SMPC NDP Policy GD6 9.2.6 Landscape & Environment](#)]

The Committee concurs with the comments by Highways regarding the entrance driveway.

20/0021 Items for information only

Two planning decisions were noted from West Berkshire Council and would be reported to Full Council:

- 20/00848/HOUSE: 5 Briar Lea Road - Granted
- 20/01123/HOUSE: 12 Briar Lea Road - Granted

20/0022 Communications

Nothing noted for communication.

20/0023 Future Agenda Items

Solar panels identified for future agenda item.

20/0024 Exclusion of Press and Public

Not required.

The meeting closed at 7.46pm.