



Minutes - Planning Committee  
Wednesday 4<sup>th</sup> November 2015  
Held at The Methodist Church Hall  
West End Road, Mortimer  
**At 7:30pm**

Present: Cllrs Kiley (Chairman), Butcher, Dennett, Earl, Ives, Philips  
Cllr Wingfield was in attendance

8 members of the public

Minutes were taken by Cllr Dennett

1. To receive Apologies: Cllr Colaco
2. To receive any Declarations of Interest : None
3. To consider the following planning applications:

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
15/02667/FULEXT	Fairwinds and Land at Tower House, The Street, Mortimer Common, RG7 3RD	Erection of 17 dwellings following demolition of existing dwelling and clearance of the site, alteration of the existing means of access off the Street and associated landscape work
15/02721/HOUSE	53 Windmill Road, Mortimer Common RG7 3RJ	Proposed minor first floor flat roof extension.

**15/02667/FULEXT**

Members of the public raised several objection; width and danger of access, too high a density, increased traffic, noise of building work, lack of green space, lack of parking spaces, central car park could generate criminal activity, possible drainage issues for both storm water and sewerage, access to waste bins not clear.

The committee concluded that the development already had planning permission for eight houses and was within the settlement boundary. The revised application had a more favourable mix of housing sizes. It was proposed from the Chair that:

The Committee decided that it broadly supported the application but had the following concerns that it wishes to be considered by West Berkshire Council.

1. The width of the access road is 5.5 m and this appears relatively narrow, particularly as the road may well be used or parking by non residents.

2. There are concerns about the safety of pedestrians at the access onto The Street, particularly as this is very close to St John's Infant School.
3. The number of car parking spaces on the development (26) is considerably below the new standards which West Berkshire Council are currently proposing and the standards included as policies DP1 and DP2 in the draft Stratfield Mortimer Neighbourhood Plan. The WBC standard would require 42 spaces and the NDP policies 45 spaces. The number of parking spaces should be increased in line with these standards.
4. There should be a review of the responsibilities for landscape management, it is not clear whose responsibility it is - there is mention of 'the purchasers landscape contractor ....being responsible .. for designated boundary and shared management areas for the subsequent 4 years after handover'
5. There is no statement regarding street lighting. Consideration should be taken of two policies in the draft NDP:  
DL1 New roads will not have street lighting unless exceptional circumstances dictate that lighting should be provided .  
DL2 Low level lighting for pedestrians may be used if it avoids light pollution and intrusion, and the design retains the rural feel of the site.
6. It is not clear from the plans how waste bins will be accessed / serviced.
7. The percentage of affordable housing is not specified.
8. There is only a small fraction of open green space, this should be increased.

This proposal was carried by 5 votes for and one against

#### **15/02721/HOUSE**

The Committee agreed unanimously that it had no objections.

Meeting closed at 2100.