



Minutes - Planning Committee  
Monday 9<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

approximately 42 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>
15/02784/OUTMAJ	Monkey Puzzle Field, (Land West of Kiln Lane), The Street, Mortimer	Outline application for residential development comprising up to 50 dwellings; a local equipped area of play (LEAP); a foul water pumping station; a sustainable urban drainage system (SUDS); resurfacing of a public right of way; vehicular and pedestrian accesses; green infrastructure and landscaping. All matters are reserved apart from vehicular and pedestrian access into the site.
15/02809/HOUSE (Adjacent Parish to Wokefield)	Pine Lodge, Mowbray Hill, Mortimer RG7 3JG	Conversion of existing garage into residential use, single storey rear extension and new garage and car port with garden store to the side of the property.

15/02784/OUTMAJ

Members of the public raised many objections to this site including the dangerous access and proposed mini roundabout, the danger of children walking to St Mary's school, drainage issues, lack of infra structure to support such a development, not fitting within the ideas on the NDP, outside existing settlement boundary.

After considerable discussion, it was unanimously agreed that the committee would object to the proposal on the grounds mentioned above. The objections would be finalised by the Acting Clerk and the Chairman and were as follows:

The Council has the following objections to this application:

1. The site is outside the current settlement boundary and would extend the village into countryside. The site is also outside the new settlement boundary proposed in the emerging Mortimer NDP

2. This site, in conjunction with the adjacent field to the South, was put forward as a potential site in the SHLAA call for sites in early 2014 and was rejected by West Berkshire Council in the draft DPD in July 2014 because:

- a) it was further from local services within the village than other sites (except junior school)
- b) its impact on landscape character
- c) it was surrounded by countryside on three sides
- d) its possible access issues.

These objections are still relevant to the current proposal.

3. Vehicular Access - the proposed vehicular access to the site is by means of a new mini roundabout onto The Street. The Street here is not straight, with a sweeping left hand bend as you approach the proposed roundabout from the west (village side), followed by a roughly 45 degree bend to the right just before the entrance to Kiln Lane. The first bend is clearly shown in the Design and Access Statement; see photograph "View from the Street" on page 8 and Fig 7 on page 10. Putting a mini roundabout in the centre of these bends with limited visibility will not be safe. Traffic coming out of the proposed site, has limited visibility of traffic on The Street, particularly that coming from the west. Traffic coming from the west on The Street will only be able to see traffic about to exit the site when they are within two metres of the give way line.

4. Pedestrian Access -there is currently only a narrow pavement on the north side of The Street for pedestrians, which is used by those walking from the village to the station, and more importantly is heavily used by children and parents walking to/from St Mary's School. On drawing Fig 5.1 (Proposed Site Access Arrangement) the footpath looks very narrow at the centre of the roundabout. It looks as if the pavement is being narrowed there to accommodate the roundabout. Even if this is not so, the very narrow footpath exactly at the point where vehicles will be turning (for example those turning right out of the site) puts the safety of pedestrians at risk.

Pedestrians exiting the site at the roundabout are required to exit on the right hand pavement and walk on 10 metres (approx) of new pavement on the south side of The Street, so that they can then cross to the north side. There must be risk that some will exit to the left of the roundabout where there is no pavement.

The pedestrian access near the west end of the site exits adjacent to an entrance to The Avenue where there is no pavement on the south side of the Street and visibility here is limited in both directions.

In summary, the access arrangements are dangerous both to vehicular and pedestrian traffic.

5. Though this is an Outline Application, the Council would like to raise concerns about foul drainage. The Council does not believe that there is sufficient capacity in the existing network and that the extra load as a result of this possible development would increase the risk of sewer flooding in the lower part of The Street, beyond St Mary's School.

6. Stratfield Mortimer's Neighbourhood Development Plan is currently out for pre-submission consultation. The proposed submission of the West Berkshire Housing Site Allocations DPD states that "sites for housing within the designated Neighbourhood Area of Stratfield Mortimer are allocated in accordance with the emerging Stratfield Mortimer Neighbourhood Development Plan". The National Planning Policy Framework guidance states that "decision makers may also give weight to relevant policies in emerging plans". The stage of preparation of the emerging plan is a relevant factor. The NDP is well advanced and has community wide consultation backing and SMPC therefore request West Berkshire to consider NDP policies as a Material Consideration in assessing this application.

15/02809/HOUSE

No objections.

The meeting closed at 21:30