

Stratfield Mortimer Parish Council

Planning Committee

Meeting held on Tuesday 15 April 2014 in The Parish Council Office, 27 Victoria Road, Mortimer at 1:00pm

Present:

Councillors: Cllrs: D Ives (In the Chair), M Dennett, A Thorpe, N Kiley and P Challis

Clerk: Mrs J Kirk

Public & Press: Four

It was unanimously agreed that Cllr D Ives take the Chair for the Meeting.

To receive Apologies: Cllrs J Morden and P Wingfield

To receive any Declarations of Interest: Cllr P Challis application 14/00572/FUL

14/00572/FUL

1:05 pm Cllr Challis declared an interest and left the room.

Unit at Rear 37-39 King Street (Retrospective): Change of use from a workshop for the maintenance of motor vehicles owned and/or operated by the lawful occupiers of the site only to B2 (General Industrial) for vehicle servicing repair and the touching up of vehicle bodywork using odourless low VOC spray paint:

Object:

The Parish Council **repeats and endorses** its comments (Planning Meeting 16 January 2014) for the previous Planning Application (No. 13/02790/FUL) as follows:

‘Although this is a relatively small site in the centre of the village it is surrounded by residential development. **The application is for B2 general industrial use. The Parish Council strongly objects to this application. If B2 General Industrial Use is granted then it would then be possible for the site to be used for any one of (or a combination of) the inexhaustible list of different industrial activity uses without the need for a further planning application.** It could also then be possible to subsequently change the use of the site to B1 or B8 without further planning consent thus permitting a vast number of potential uses for the site. The noise and disturbance together with the difficulty of access, either from the proposed use as garage service business and from other users and potential industrial use is inappropriate in this dense residential location.

The application is only for part of the whole site, which stretches from the entrance to the diagonally opposite corner. If this portion was granted B2 status then it would be very likely that the whole site would be granted similar status with the potential for even more noise and disturbance.’

In addition the Parish Council at its meeting on the 15 April 2014

commented on the applicant's document 'Response to objections to withdraw Application 13/01911/FUL' as follows:-

1. **Noise:** Noise from air compressors, air tools, welding and car body repairs etc. This is in addition to the noise from the **24 hour recovery service** – which necessitates a low loader leaving and returning to the yard including after opening hours - this is inappropriate in a residential area.
2. **Traffic & Parking:** There are actually five lawful users of the site **not** four as stated. The fifth user having a drive on trailer which is parked outside of allocation and this has not been addressed. The statement on parking does not address the fact that some of the allocated spaces are not usable e.g. as filled with builder's rubble, a metal tank etc. **No provision** has been made in the calculation regarding the siting and storage of the five required waste containers for a garage e.g. oil, rags etc. **or** where the 24 hour recovery low loader is to be parked or where the fifth user's trailer is to be parked.
3. **Pollution:** There are some anomalies with the statement that states the spray paint is 'odourless' as shown on the supplied Lechler Products Form the top finish coat (MAC 4) is not odourless but very unpleasant. This spray paint also has to be applied outside as is not suitable to be applied in a workshop and therefore fumes will be released into the atmosphere.

The Clerk was asked to contact Cllr Mayes to ask him to call in this Planning Application.

1:29 pm Cllr Challis returned.

14/00725/HOUSE

78 The Avenue: Replace various existing fences of varying heights and types on southern boundary between 78 and 76 The Avenue with closeboard treated fence of no more than 2m high.

No objections.

14/00740/HOUSE

12 Orchard Road: Two storey rear and side extension.

No Objections.

The Parish Council would like to comment that the plans have not been prepared in the correct manner making them difficult for the Planning Committee to interpret.

Meeting Closed 1:49 p.m.