



## Stratfield Mortimer Parish Council

### Planning Committee Meeting

Meeting held on Thursday, 23<sup>rd</sup> May 2019  
in the Parish Council office,  
Victoria Road, Mortimer, at 7.30pm

**Present:**

Councillors: Cllr. D. Morsley (Chairman), Cllr. S. Beard, Cllr. M. Dennett, Cllr. S. Hill, Cllr. D. Ives, Cllr. K. Johnson, Cllr. L. Jones, Cllr. C. Lewis and Cllr. J. Wells  
Parish Clerk: B. O'Reilly  
Public/Press: There were three Members of the Public and no Members of the Press present.

- 19/01 **To receive Apologies:**  
None
- 19/02 **Public Session:**  
None.
- 19/03 **To receive Declarations of Interest:**  
Cllr. Hill declared an interest in application 19/01175/HOUSE at 1 King Street and 19/00723/FULD at 54 Victoria Road, Cllr. Beard declared his interest in the application 19/00723/FULD at 54 Victoria Road, and Cllr. K. Johnson declared an interest in application 19/00213/FUL at the Horse & Groom.
- 19/04 **To receive and approve the minutes for the Planning Committee meeting held on Thursday, 25<sup>th</sup> April 2019:**  
The Minutes were duly received and APPROVED to be signed by the Chairman as a true record of the meeting.
- 19/05 **To discuss and finalise the schedule of Planning Committee meetings for 2019/2020:**  
The schedule for Planning Committee meetings during the current 2019/2020 period was considered and, in order to enable all the new Committee members to be able to attend regular meetings, it was agreed to change Tuesday evening meetings to the Thursday evening of that week and the start time to move to 5.30pm from 5.15pm. This start time may be subject to amendment to later in the evening if it was deemed necessary due to matters to be discussed at that meeting. The scheduled Planning Committee meetings prior to Full Council meetings on the second Thursday of each month would remain unchanged.
- 19/06 **To discuss and AGREE the co-option of Mr. N. Kiley to the Planning Committee for progressing the Mortimer Station Car Park project:**  
The Mortimer Station Car Park project originally fell under the remit of the Community Projects Committee which ceased to exist as agreed at the meeting of the Full Council on 14<sup>th</sup> March 2019 and its functions dispersed to other committees. It was, therefore, unanimously AGREED to co-opt Mr. N. Kiley to progress the Mortimer Station Car Park project and report updates on the planning application to the Planning Committee.

19/07 **To receive an update on the progress of the planning application for the Mortimer Station Car Park:**

Mr. N. Kiley gave the Committee a brief review of the history and the progress on the Mortimer Station Car Park project to date and outlined the current situation, with SMPC now tasked with taking the project forward to planning application. Great Western Railways (GWR) agreed to contribute £8,500 for the extra costs involved including the public consultation. A key matter holding up progress was the Highways issue of wheelchair/pram over the road bridge for access to the Basingstoke-side platform and after the recent disruption due to the elections and availability of key personnel, Mr. Kiley will now pick up this up in order to resolve outstanding issues with WBC, Highways and GWR.

19/08 **To discuss and AGREE the co-option of Mr. T. Barber to the Planning Committee for progressing the Biodiversity project on MOR006:**

The Biodiversity project originally fell under the remit of the Community Projects Committee which ceased to exist as agreed at the meeting of the Full Council on 14<sup>th</sup> March 2019 and its functions dispersed to other committees. It was unanimously agreed that for the work on the biodiversity and green spaces to continue the development at MOR006, Mr. T. Barber would be co-opted to the Planning Committee in order to progress and report on this project.

19/09 **To review any updates and progress of the Planning Application for MOR006. 17/03004/OUTMAJ:**

As there was a new application covering a variation to the approved site layout, the Committee would discuss this under Agenda item 19/10 below.

19/10 **To consider the following planning applications:**

<u>Application No.</u>	<u>Location</u>	<u>Proposal</u>
19/00981/OUTMAJ	Land South of Tower Gardens, The Street, Mortimer Common, Reading, Berkshire	Section 73: Variation of condition 6- approved plans of approved application 17/03004/OUTMAJ: This outline application comprises two parts: Part a) The erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sq m GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.

**SMPC Comments:**

The Parish Council have no objections in principal to the variation of condition 6 on the approved plans of approved application 17/03004/OUTMAJ but did support the concern of residents on The Avenue in respect of the proximity of Plot 21 (formerly Plot 22 on original approved application) to the rear boundary. The position and size of the dwelling within the space on this plot has been amended and the house is now larger and closer to the rear boundary which will affect neighbouring properties on the eastern boundary of the development. For Plot 21 (formally Plot 22 on 2095 P 02 Site Layout rev G) the proposed variation reverses some improvement that had been made between the original application and the layout version approved.

The Parish Council referred to its comments raised on the issue of the proposed landscaping on the original application (17/03004/OUTMAJ) on 18 December 2018: *“The proposed landscaping strategy does not meet NDP policies GD1 and SDB4. There is a gap in the landscaping which “should shield existing dwellings from the*

*site but still allow open vistas". This gap is on the western side of the public footpath which is on the eastern boundary of the site, particularly where houses 21 to 22 are situated. It is felt that the only way the policy can be achieved is by moving the houses further from the boundary of the site to allow for adequate landscaping."*

19/00986/ADV	Land at Tower House, The Street, Mortimer Common, Reading, Berkshire	Retrospective advertising consent application for 2 x post and panel sign (3050mm x 1500mm).
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**No objections**

19/00989/HOUSE	36 Stephens Firs, Mortimer, Reading, Berkshire RG7 3UY	Single storey rear extension and chimney.
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**SMPC Comments:**

The Parish Council have no objections to the proposed single storey rear extension and chimney but would appreciate details on the proposed materials to be used as this was not indicated in the application. The Committee also raised the issue of the outstanding enforcement enquiry (18/00340/15UNAU dated 13<sup>th</sup> November 2018) on the construction of a large shed/garage that has gone up in the rear of the garden and is very high and close to the property boundary. This is shown on the submitted plan but not on the site location and block plan.

19/01092/HOUSE	56 St Johns Road, Mortimer Common, Reading, Berkshire, RG7 3TR	Single storey rear and side extension.
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**No objections**

19/00939/HOUSE	7 Mortimer Lane, Mortimer, Reading, Berkshire, RG7 3PP	Section 73A: Removal of condition 4 'Obscure glazing non-opening windows' of previously approved application 17/02530/HOUSE: Demolition of single storey roof and erection of a second storey directly above.
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**No objections**

19/00723/FULD	Victoria Arms, 54 Victoria Road, Mortimer Common, Reading RG7 3SE	Construction of new two-bedroom dwelling to the rear of 54 Victoria Road (Victoria Arms Public House).
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**SMPC Comments:**

The Committee had no objections to the proposed two-bedroom dwelling to the rear of 54 Victoria Road but had serious concerns regarding the reduction to only four car parking spaces that would be left available to the Victoria Arms Public House.

19/00213/FUL <i>Amended Plans</i>	Horse & Groom, The Street, Mortimer Common, RG7 3RD	Single storey side and rear extension to public house and restaurant area.
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**No objections**

19/01175/HOUSE	1 King Street, Mortimer Common, Reading RG7 3RS	Proposed 1.2m high stone wall with 1.1m high vehicular and pedestrian gates to highway boundary and 2.4m high fence
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		to part side and part rear boundaries with 1.8m high fence to remaining boundaries.
<b>No objections</b>		

19/11 **Minor Matters for Information Only:**

- Cllr. Hill advised the Committee he would look into an issue of a structure that has been noted on Orchard Road and will check if a planning application is lodged with West Berkshire Council.
- Further to a communication from Cllr. G. Bridgman, the Committee were advised that the Tree Preservation Order (201/21/0985) on a group of mixed species trees along land at east of Birch Lane was not yet confirmed by West Berkshire Council and the Committee would await an update.
- West Berkshire Council has advised the Parish Council of a change of use application submitted on the site of the old NatWest Bank building on West End Road (19/01184/PACOU) involving the change from A2 Bank to C3 residential (6 units). WBC advised that this did not require a comment from the Parish Council but the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) Order 1995.
- Cllr. Morsley advised that open green space at the bottom of the development at MOR006 was not able to be included as a Local Green Space in the Neighbourhood Development Plan (NDP). WBC advised at that time that this could be done once the outline planning application of layout was approved. As this has now happened it is time to apply for this amendment to the NDP.
- Cllr. Morsley also advised that, as the outline planning permission for MOR006 has now been granted by West Berkshire Council, the outstanding issue of the resolution of the village settlement boundary at the southern end of the development will need to be addressed in the near future and will be included in an amendment in the NDP.

The meeting closed at 9:00pm.