



## Stratfield Mortimer Parish Council

### Minutes of the Planning Committee Meeting held online on Thursday 9<sup>th</sup> July 2020 @ 6.30 pm

#### Present:

##### Councillors:

Cllr. D. Morsley (Chairman), Cllr. S. Beard, Cllr. M. Dennett, Cllr. S. Hill, Cllr. D. Ives, Cllr. C. Lewis (arrived 6.51pm), Cllr. J. Wells, Mr. N. Kiley (co-opted) and Mr. T. Barber (co-opted)

##### For the Clerk:

B. O'Reilly

##### Public/Press:

Cllr. J. Bull attended at 6.42pm as a member of the public and no member of the press was in attendance.

#### Part I

##### 20/001 Public Session (for agenda items only)

None.

##### 20/002 Apologies

Prior apologies were received from Cllr. Lewis for late arrival.

##### 20/003 To receive any declarations of interest

None.

##### 20/004 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 12<sup>th</sup> March 2020 were received and APPROVED for signature by the Chairman as a true record of the meeting.

##### 20/005 Items to be taken into private session

No items on the Agenda were determined should be taken with the public excluded.

## 20/006 Current Projects

Updates on current projects were received:

### a. Mortimer Station Car Park Planning Application

- SMPC has responded to the Planning Officer at West Berkshire on Network Rails queries and is currently addressing West Berkshire Council's (WBC) drainage concerns.
- Great Western Railway (GWR) are looking at M&G Development's proposals for the site adjacent to the existing car park but this will take several months to finalise and in the meantime the Parish Council's planning application will proceed for a decision by WBC.
- It was advised the proposed car parking plans at the Calor Gas yard have been dropped by the landowner.

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

- The developer has sought permission from WBC and the Parish Council to begin ground works required for Phase 1 in the summer although construction cannot commence until all outstanding Condition documents are submitted to WBC and approved in writing by them.

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

- The developer shared proposed plans for the drainage and layout of the open green space for the Parish Council's comment last month (the first of the Conditions documents referred to in (2) above).
- After review, queries were raised with them on several drainage points and the issue of who would be responsible for future maintenance.
- It was noted that their proposed layout of the green space had more than met the recommendations in the Acorn Ecology report and would be a great asset to the village. Maintenance plans were not costed, however, although noted that there was an agreed S106 between T A Fisher, Englefield Estate and WBC put in place last year, SMPC had raised the question of what happens after, and what if any plans there are on who and how it will be maintained.
- Clarification on these issues is currently awaited from the developer; a meeting is being arranged between WBC, Graham Bridgman as district councillor and SMPC to discuss maintenance costs and possibilities

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

- No update to report. An email sent to the Diocese just before Government lockdown was introduced has not generated a reply and Cllr. Morsley will write again.

### e. Neighbourhood Development Plan Review

- No updates to report since Government lockdown introduced.

## **20/007 Community Infrastructure Levy (CIL)**

No updates on Community Infrastructure Levy (CIL) due on new developments were reported.

## **20/008 Schedule of Planning Applications**

To consider the following planning applications:

### **20/01349/HOUSE: 10 Orchard Road, Mortimer Common, Reading RG7 3QN**

Demolish existing garage and construct single/two storey extension

SMPC Comments:

No objections to the proposal but the Committee supported the comments from Highway Officer regarding the requirement to show sufficient parking spaces and address the widening of access, perhaps a dropped curb. The Committee also noted:

- Porch missing from the proposed ground floor plans and not clear where front entrance is to be located.
- The unallocated space where the kitchen originally was needs clarification on its intended use.
- WC on ground floor will open into the kitchen area and noted perhaps several doors are missing from plans.
- The scale charts on the plans are not consistent with some of the drawings.

## **20/009 Items for information only**

The following items were noted:

- The planning application for 42 Kings Street will be looked at again at the next Planning Committee meeting due to revised drawings being submitted to WBC but which WBC did not advise Parish Council in error.
- The planning application for a new Lidl store in Tadley (19/01063/COMIND - Construction of Class A1 foodstore) has been rejected by WBC.

## **20/0010 Communications**

Items identified for communicating:

- Mortimer Station Car Park planning application was going to the Eastern Area Planning Committee on 5<sup>th</sup> August 2020.

## **20/0011 Future Agenda Items**

No future agenda items were identified.

## **20/0012 Exclusion of Press and Public**

Resolution to exclude members of the press and public from the meeting at item 20/005 in Part I was not required.

## **Close**

The meeting closed at 7.26pm.