



Stratfield Mortimer Parish Council

Minutes of the Planning Committee Meeting held online on Thursday, 10th December @ 6.30 pm

Present:

Councillors: Cllr. D. Morsley (Chairman), Cllr. S. Beard (arrived late), Cllr. M. Dennett, Cllr. S. Hill, Cllr. D. Ives, Cllr. C. Lewis, Cllr. J. Wells (arrived late) and Mr. T. Barber (co-opted)

For the Clerk: B. O'Reilly

Public/Press:

There were no members of the public and no members of the press in attendance.

Part I

20/00100 Public Session (for agenda items only)

None.

20/00101 Apologies

Apologies were received from Mr. N. Kiley (co-opted).

20/00102 To receive any declarations of interest

None.

20/00103 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 26th November 2020 were received and APPROVED for signature by the Chairman as a true record of the meeting. Cllr. Lewis and Cllr. Wells abstained as had had to leave the meeting early.

20/00104 Items to be taken into private session

It was determined that no items of the Agenda should be taken with the public excluded.

20/00105 Schedule of Planning Applications

The following planning applications were considered:

20/02784/HOUSE: Orchard House, The Street, Mortimer Common, Reading RG7 3RD

Rebuild of side store with rear proposed Office

SMPC Comments:

No objections but the proximity of the proposed development to the boundary and a neighbour's tree was noted.

20/02785/HOUSE: 1 Butlers Lands Farm Cottages, Mortimer, Reading RG7 2AG

Single storey rear and side extension

SMPC Comments:

No objections.

20/02800/HOUSE: 43 Stephens Close, Mortimer Common, Reading RG7 3TY

Two storey side extension, first floor rear extension

SMPC Comments:

No objections to the extension but the Committee noted:

- there was no red line on the block plan,
- car parking spaces have not been indicated on the plan and the study may also count as an additional fourth bedroom which, under current SMPC NDP Policy GD2, would require 3 parking spaces on site,
- the removal of part of the hedge may be necessary for building access, and
- there was currently no orange site notice at the proposed location.

20/02804/HOUSE: 37 Windmill Road, Mortimer Common, Reading RG7 3RL

Rear extensions.

It was noted that this application related to 19/02513/HOUSE approved in 2019 and a recent approved application 20/01528/HOUSE at the adjacent property at 39 Windmill Road.

SMPC Comments:

In principle the Committee have no objections to the proposed extension but would have liked to have seen the proposed extension in relation to the adjacent extension development on the boundary with 39 Windmill Road for comparison but assumed this would be considered by West Berkshire.

20/00106 Current Projects

To receive any updates on current projects and consider any recommendations for resolution as reported:

a. Mortimer Station Car Park Planning Application

The written decision was still awaited from West Berkshire. Cllr. Morsley reported that the Planning Officer had advised she was waiting for a technical response from their Development Control Manager on an issue related to the kerb height vs. gradient.

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

No updates to report.

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

No updates to report

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

Cllr. Morsley and Mr. Barber had attended a meeting arranged by the school with representatives from the Diocese and West Berkshire Education last week. The

first issue discussed was on combining a full primary school, but a larger acreage would be required, and funding would be in the region of £7million which WB Education indicated was unlikely to be forthcoming. Secondly, it was noted that as neighbouring villages were taking on extra places, there was currently no demand for additional places within the schools in Mortimer. A more viable scenario looked at was to use the land for early years and/or a combination of more facilities at St. John's. The school would look at possible business cases with WB Education and the group will meet again in February.

Cllr. Beard would look into whether land behind Strawberry Fields could be utilised if part of the agreement for the housing development, but it was noted that there were no conditions on the Strawberry Fields planning approval or records of this space being designated for building.

e. Neighbourhood Development Plan Review

The working group met earlier at the beginning of this week and were still progressing with initial fact finding.

Cllr. Morsley advised that the emerging draft West Berkshire Local Plan Review to 2037 would be shared with SMPC at the end of the week with a consultation deadline of 4th February 2021.

To enable the SMPC to agree a response to this consultation in time, under Standing Order 10.a.ix (Motions at a meeting that do not require written notice), Cllr. Dennett proposed an agenda item that the Planning Committee appoint a working party to look at producing a response on the document to be presented at the next Planning Committee on 14th January for approval to go to West Berkshire Council. This was seconded by Cllr. Morsley. It was **AGREED** by the majority, with one vote against and one abstention, to set up a working party to produce a response.

The following members were identified to make up this working party: Cllr. Morsley, Mr. T. Barber (co-opted), Mr. P. Wingfield (co-opted), Cllr. K. Field, Cllr. S. Hill., Cllr. M. Dennett, Cllr. J. Wells and Cllr. C. Lewis. Cllr. K. Field would collate the group's comments with assistance from Cllr. Morsley.

It was noted by Mr. T. Barber that the current SMPC NDP's authority has decreased over the past two years and, as the new local plan will further erode this authority, the new NDP will be important to get moving forward.

20/00107 Community Infrastructure Levy (CIL)

No updates to report.

20/00108 Items for information only

- WBC approved planning application 20/02143/HOUSE at Hadelot, West End Road, which would be presented to Full Council in January.
- Cllr. G. Bridgman had emailed information to the Parish Council with an update on the situation related to the development of 15,000 new homes in Grazeley. The Ministry of Defence has formally objected to the proposal due to the extended emergency planning requirements around the Atomic Weapons Establishment at Burghfield.

20/00109 Communications

No items were identified for communication.

20/00110 Future Agenda Items

Local Plan Working Group set up to respond to WBC Local Plan Review consultation.

20/00111 Exclusion of Press and Public

To pass a resolution to exclude members of the press and public from the meeting at Part II, items identified at 20/005 on the Agenda, due to the confidential nature of the information being discussed.

Not required.

Close

The meeting closed at 7.45pm.