



Stratfield Mortimer Parish Council

Planning Committee Online Advisory Meeting - Thursday, 27th July 2021 at 7.30pm

Meeting Notes

Present: Cllrs. Danusia Morsley (Chairman), Simon Beard, Geoff Canton, Stephen Hill, Chris Lewis, Amanda Marsden, and John Wells

Officer: Bernise O'Reilly

There were four members of the public present: Mr. M. Synder, Mr. T. Proctor, Mr. A. Smith and Ms. J. Straw

1. Public Questions

The members of the public presented comments, highlighting issues, and errors in the agent's statement regarding the proposed development under 21/00563/FULD. The discussion on this planning application was brought forward on the agenda.

2. Apologies

Received from Cllr. Dennett, Cllr. Ives, and Mr. Barber.

3. Notes from 8th July 2021 meeting and any update

Noted with no comments.

4. Declarations of interest.

Noted that the applicant of 21/0712/HOUSE was known to all members of the Planning Committee.

5. Planning Applications for comments to West Berkshire District Council:

b. 21/00563/FULD – Land at 72 Windmill Road, Mortimer Common, Reading, West Berkshire, RG7 3TR

Proposed new dwelling. (Update with revised design for the proposed new dwelling)

SMPC Comments: Further to our comments supplied on 30th March 2021, the Committee appreciates that the overall size and footprint of the proposed dwelling has been decreased but still objects to this application on the following points:

- The access to the lane is actually narrower than originally stated (a neighbour has reinstated a missing gate post) and confirmed the entrance is 2.39m. This narrow access should be clarified with the emergency services and Highways. The Parish Council would request that the Fire Service be pressed for an answer on this issue; inclusion of sprinklers in the proposed house will not negate the need for emergency fire service access should a garden fire get out of control.
- There is concern about the construction access through this narrow lane during the build and the impact on the neighbourhood.

- Several inaccuracies under 4.0 The Access in the Design and Access Statement should be highlighted:
 - There is considerable on street parking along Windmill Road.
 - There are no light industrial units in the vicinity of the site, only business (office) addresses.
 - There is no verge or footway on Windmill Road at the entrance to the lane or for most of its length.
- No drainage/sewage services shown on the plans and the owner of the land where the lane is situated has confirmed his right that no services be installed on his land.
- A neighbour pointed out to the Committee that his rear boundary line has been incorrectly drawn on the proposed plans (where the car parking for the development has been indicated).
- The neighbouring area will be overdeveloped, taking into account that permission has been granted for another dwelling on the immediate property to the south at the rear of 24 King Street (20/01612/FUL).
- To avoid future overdevelopment of the plot, as the revised orientation of the dwelling will allow extension of the house in future, the Parish Council would like to see a condition to remove permitted development rights on the plot if planning consent is to be granted.
- As of 27th July, there was no orange site notice on display with the revised consultancy date.

a. 21/01684/FULD – 33 St Johns Road, Mortimer Common, Reading, West Berkshire, RG7 3TR

2 bedroom domestic dwelling following demolition of existing garage.

SMPC Comments: The Committee objects to this proposed development of the site for the following reasons:

- Lack of amenity space (Stratfield Mortimer NDP Policy 9.2.1 GD1) and the development is totally uncharacteristic of the area.
- Overdevelopment of the small plot.
- Parking spaces indicated on plan seem very difficult to use and stay within, with no tolerance or turning space provided. There is only access to the Summerlug bridleway in one direction which combined with the lack of width to turn would result in cars needing to either reverse in from St John's Rd or reverse out.
- The bin and cycle storage abut directly by one of the parking spaces and does not appear large enough.
- Maintenance access to property will be difficult.
- Materials delivery and construction parking will be a major problem.

c. 21/01712/HOUSE – 1 Gordon Palmer Close, Mortimer Common, Reading, West Berkshire, RG7 3PZ

Part retrospective application to convert garage to residential accommodation for purposes incidental to existing dwelling. Erection of shed and retention of existing shed.

SMPC Comments: No objections.

6. Planning decisions and information from West Berkshire Council

The following were noted:

a. Information from West Berkshire Council:

21/01836/PASSHE: Merifield House, The Street, Mortimer, Reading, West Berkshire RG7 3NU

An application to determine if prior approval is required for a proposed: Roof only replacement. Existing glazed roof to be replaced with part glazed part solid roof. Dimensions 2m from rear wall, 3.80m maximum height, 2.10m eaves height.

WBC Comment: This is an application for Prior Approval under The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

21/01549/NONMAT: 6 Bilberry Gardens, Mortimer, Reading, West Berkshire RG7 3UW

Non material amendment to approval 19/02497/HOUSE - Single storey rear extension. Amendment - Changes to rear extension and rear extension wall.

WBC Decision: APPROVED – 23rd July 2021 *SMPC had no objections to 19/02497/HOUSE*

21/01005/NONMAT: 12 Campbells Green, Mortimer Common, Reading RG7 3RE

A 2 storey side extension to the property up to the border of the property and the public car park. Total width of extension 2.3m by 5 m in length.

SMPC Comment: The Committee raised a concern that from the floorplans, as rooms were not clearly identified on the drawing and no mention has been made on the application form, it was assumed that there are additional bedrooms as part of the proposed extension works. Increasing the number of bedrooms on the property (currently a two bedroom dwelling) would require relevant car parking space, i.e. at least three parking spaces, which has not been indicated on the plans.

WBC Decision: APPROVED – 27th July 2021 – with condition:

4. The development shall not be brought into use until the vehicle parking has been provided in accordance with the approved plan. The parking space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

b. Appeal decision from Planning Inspectorate:

APP/W0340/W/20/3264565: 20/00637/FULMAJ - Perrins Farm, Beech Hill, Mortimer, Reading RG7 2AL

The development proposed is subdivision of existing farmhouse from one to three C3 dwellinghouses, change of use of agricultural building to two C3 dwellinghouses, change of use of agricultural building to B1 use accommodation, change of use of agricultural buildings to flexible B2/B8 use accommodation, demolition of four agricultural buildings, new access from Park Lane and existing access closed off, and associated internal access arrangements, parking and landscaping.

Appeal Decision: DISMISSED – 16 July 2021

Original application 20/01677/CERTP was refused in June 2020.

7. **Minor Matters**

None

8. **Communications**

None.

9. **Future Agenda Items**

None.