



## Stratfield Mortimer Parish Council

### **Minutes of the Planning Committee Meeting held in the Scout Hut, Birch Lane, Mortimer RG7 3UB on Thursday, 26<sup>th</sup> August 2021 @ 7.30 pm**

#### **Present:**

##### **Councillors:**

Cllr. D. Morsley (Chairman), Cllr. M. Dennett, Cllr. S. Hill, Cllr. D. Ives, Cllr. C. Lewis, and Cllr. J. Wells

##### **For the Clerk:**

B. O'Reilly

##### **Public/Press:**

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

#### **Part I**

##### **20/011 Public Session (for agenda items only)**

None.

##### **20/012 Apologies**

Apologies were received from Cllr. S. Beard.

##### **20/013 To receive any declarations of interest**

Cllr. Hill declared a non-pecuniary interest in the application at 2 Spring Lane (21/02007/HOUSE). It was noted for the Committee that B. O'Reilly was related to applicants of 21/02014/HOUSE.

##### **20/014 Minutes of Last Meeting**

The notes from the Planning Advisory meeting held on 27<sup>th</sup> July 2021 were received without further comment and the Minutes of the Planning Committee meeting held on 8<sup>th</sup> April 2021 were received and APPROVED for signature by the Chairman as a true record of the meeting.

##### **20/015 Items to be taken into private session**

No items were determined to be taken with the public excluded.

## **20/016 Current Projects**

- a. MOR006 (Land south of Tower Gardens) Planning Application**
- b. MOR006 (Land south of Tower Gardens) Biodiversity and Green Space**

There were currently no updates to report on the projects.

## **20/017 Items for Consideration and Resolution**

The Committee discussed the West Berkshire Council Bus Services Improvement Plan and AGREED to submit a response asking for the service from Mere oak Park and Ride to the hospital (66) to be reinstated. This was withdrawn about a year ago due to low passenger numbers. This service was very useful to those having outpatients' appointments between about 10 am and 2 pm and we would have asked for the service to start earlier and finish later. This would result in more patients being able to use the service and also those working at the hospital, leading to an increase in passenger numbers.

## **20/018 Community Infrastructure Levy (CIL)**

There were currently no updates on Community Infrastructure Levy (CIL) due on new developments.

## **20/019 Schedule of Planning Applications**

The following planning applications were considered for comment:

### **21/01065/FULD: 9 - 15 Victoria Road, Mortimer Common, Reading**

Additional drawings/amended plans received:

Erection of 2 x 1 bed and 2 x 2 bed apartments with associated parking and infrastructure following reconfiguration of existing retail car park (accessed from King Street) and creation of new loading bay with associated alterations to shop frontage (accessed from Victoria Road). Section 73 application to vary Conditions 4 (servicing/loading bay construction), 6 (delivery management plan), 7 (construction method statement), 8 (sustainable drainage), and 18 (written scheme of archaeological investigation), and removal of Condition 2 (approved plans), 22 (trolley storage areas for retail use), 23 (secure TRO or highways mitigation) of previously approved application 19/01038/FULD.

**SMPC Comments:** The Committed objected as:

- Proposals for the loading bay at the rear of the building still look unworkable from the amended site plan and Delivery Management Plan with very narrow access and tight turning circles.
- The proposed parking layout still shows very narrow 1.8 metre parking bays which are less than WBC's standard of 2.4 metres; those parking will be unable to open their car doors to get in and out.
- The Committee is concerned that if the access and manoeuvring in the car park proves to be difficult for users, street parking will increase in the area (and on yellow lines) and this is a major concern to the village.
- The Parish Council feels that statement 2.7 of the Construction Management Plan, that construction workers will use public transport to the site, is not likely or realistic, hence their vehicles will contribute to parking issues on the surrounding roads.
- Construction will be disruptive and result in the current car park being inaccessible to vehicles at times.

**21/01885/HOUSE: Bowood, The Street, Mortimer Common, Reading RG7 3NR**

Two storey side extension plus refurbishment/rebuild of rear single storey WC/utility to improve its standard.

**SMPC Comments:** No objections but the Committee noted there was no parking plan included in drawings.

**21/01924/HOUSE: Lane House Cottage, Mortimer Lane, Mortimer, Reading RG7 3PP**

Householder application for the proposed two storey extension of a garage/office with insertion of 3 roof lights and 1 window. As well as raising the ridge.

**SMPC Comments:** No objections in principle. However, as per a previous application on the site (21/00598/HOUSE), the Parish Council would want to see a condition included that the ground floor of the garage shall be used solely for ancillary and/or incidental residential purposes to the enjoyment of the existing dwelling, and no trade, business or commercial enterprise shall be carried on, in or from the garage other than for purposes that are ancillary to the enjoyment of the main dwelling, nor shall the upper floor be used for additional bedroom accommodation or for any form of human habitation.

**21/02007/HOUSE: 2 Spring Lane, Mortimer Common, Reading, West Berkshire, RG7 3RT**

Erection of a single storey rear extension.

**SMPC Comments:** No objections.

**21/02014/HOUSE: 51 Windmill Road, Mortimer Common, Reading, West Berkshire, RG7 3RJ**

Front porch (replacing storm porch) and two storey rear extension.

**SMPC Comments:** No objections but the Committee would have liked to see the parking plan.

**20/020 Items for information only**

The following minor matters were noted:

- Recent planning decisions from West Berkshire Council.
- Forthcoming closure of the Budgens store and take over by another retail vendor which may include changes to the store size and operating hours. The Council will await any applications submitted for changes to the business and licences on the site.
- The new Neighbourhood Plan Steering Group will be looking at the concept of affordable housing for people with strong Mortimer connections via rural exceptions sites and/or community land trusts.
- Hampshire County Council confirmed its approval of the extension of the operating period of Mortimer Quarry until 31 October 2032. The Clerk will share the detailed decision documents with the Committee for reference.
- West Berkshire Council's has been obliged to postpone its Local Plan for 2020-2037 due to the Government's changes to the National Planning Policy Framework on 20<sup>th</sup> July 2021.
- The decision notice granting of the appeal on application 19/01063/COMIND for the Lidl store at Tadley was shared to the Committee earlier and was identified as a useful reference for various arguments about character and

appearance, historic landscape, effect of lighting, effect on green infrastructure, etc.

**20/021 Communications**

None.

**20/022 Future Agenda Items**

None.

**20/023 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 8.15pm.