



Stratfield Mortimer Parish Council

**Minutes of the Planning Committee Meeting
held in the Methodist Church Hall, 17 West End Road,
Mortimer RG7 3TB on Thursday, 13th January 2022 @ 7.30 pm
*Subject to Approval***

Present:

Councillors:

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

For the Clerk:

B. O'Reilly

Public/Press:

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

Part I

21/0091 Public Session (for agenda items only)

None.

21/0092 Apologies

None.

21/0093 To receive any declarations of interest

None.

21/0094 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 16th December 2021 were received and APPROVED for signature by the Chairman as a true record of the meeting.

21/0095 Items to be taken into private session

None.

21/0096 Schedule of Planning Applications

To The following planning applications were considered for comment to West Berkshire Council:

21/03100/HOUSE: Oakleaves, The Street, Mortimer Common, Reading, West Berkshire

Garage Conversion, Front Porch, Render to front elevation, change windows, pitched roof to existing dormers, Side Extension.

SMPC Comments: No objections but the Committee would like to query whether the large oak tree observed at the front of the property was within falling distance of the dwelling as this was not mentioned in section 6 of the application form.

21/03075/HOUSE: 32 Kings Street, Mortimer Common, Reading, West Berkshire, RG7 3RS

Rear extension.

SMPC Comments: No objections.

21/03098/HOUSE: 37 Victoria Road, Mortimer Common, Reading, West Berkshire, RG7 3SH

Proposed rear ground and first floor extension, and the erection of a new front porch.

SMPC Comments: The Committee had concerns about the proposed development of the property on the following issues:

- This is a very large development in a very confined space, in particular a very large increase from 130 m² to 210.5 m² which is a 62% increase in house size (Stratfield Mortimer Neighbourhood Development Plan GD2.1 General)
- No orange notice had been displayed and there was concern that neighbours had not been made aware and able to comment on the proposed development of the property.
- Only two parking spaces indicated on the plans although the proposed development would result in a 4/5 bedroom dwelling and would, therefore, not meet parking standards, i.e. at least 3 parking spaces. (Stratfield Mortimer Neighbourhood Development Plan GD2.2 Internal & External Access and Parking)

21/03091/REG4: Mortimer St Mary's C.E. Junior School, The Street, Mortimer, Reading

Wooden, timber framed outdoor classroom in the school grounds, with open sides.

SMPC Comments: No objections.

21/03165/HOUSE: 3 Tower Gardens, Mortimer Common, Reading, West Berkshire, RG7 3RW

Conversion of existing loft into a habitable room.

SMPC Comments: No objections.

21/02660/HOUSE: 12 The Avenue, Mortimer Common, Reading, West Berkshire, RG7 3QY

Single storey rear extension and first floor chalet bungalow extension with addition of front porch. *Amended elevations and floorplans.*

Comment no longer required as West Berkshire Council have issued planning approval.

21/0097 Current Projects

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

No updates to report on these projects.

21/0098 To receive and review the updated versions of planning policy documents from Basingstoke and Deane Borough Council *(circulated)*

- a. Authority Monitoring Report 2020/21
- b. Strategic Housing and Economic Land Availability Assessment 2021 (SHELA)
- c. Brownfield Land Register 2021

From the updated versions of the Basingstoke & Deane Borough Council planning documents published in December 2021, the Committee reviewed details of the two sites (MWE001 and MWE003) referenced in Appendix 5 of the SHELA Assessment which are located near to the Stratfield Mortimer settlement boundary and would support the constraints in their Local Plan Policy SS6 (New Housing in the Countryside) where restrictions on new housing was only permitted as an exception and not supported by the council's current planning framework. The Parish Council was concerned that any development at MWE003: Land at Turks Lane would utilise resources within Stratfield Mortimer. The Parish Council will do a letter drop to Mortimer households in the vicinity of MWE003: Land at Turks Lane to point them to where they can find information related to potential future development in the field at Turks Lane.

21/0099 Items for information only

- a. Planning decisions/notices from West Berkshire Council.

The list of planning decisions received from West Berkshire Council since 16th December 2021 was received and was being reported to the Full Council meeting on 13th January 2022.

21/02628/HOUSE: 6 Williamson Close, Mortimer Common, Reading, West Berkshire RG7 3UJ

Conversion of a single garage to habitable space, relocating internal garage parking to driveway.

GRANTED – 16 December 2021

The development shall not be brought into use until the vehicle parking space has been surfaced and provided in accordance with the approved plan and the Materials Schedule. The parking space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times. The landscaping scheme shall be completed within the first planting season following completion of development.

SMPC Comments: No objection. However, the committee would like to point out condition 10 on the original planning permission for this development (10/00873/FULMAJ):

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification) an area of not less than 2.5m by 5.5 m within each garage shall be kept available for the parking of vehicles at all times.

21/02749/CERTP: 5 King Street, Mortimer Common, Reading, West Berkshire, RG7 3RS

Small single-storey side and rear extension. Side extension to replace dilapidated storage area.

LAWFUL – 22 December 2021

Does not conflict with any planning conditions on the approved planning permissions for the property. It also constitutes permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) subject to condition B.2 (a).

21/02818/NONMAT: Land South of Tower Gardens, The Street, Mortimer Common, Reading, West Berkshire

Non-Material Amendment to planning. Extend the period for the submission of final permission 19/00981/OUTMAJ. Amendment: Reserved Matters application by 6 months to the 14th August 2022.

APPROVED – 23 December 2021

21/02818/NONMAT: Land South of Tower Gardens, The Street, Mortimer Common, Reading, West Berkshire

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APPROVED – 23 December 2021

b. Minor matters for information.

None.

21/00100 Communications

None.

21/00101 Future Agenda Items

None.

21/00102 Exclusion of Press and Public

Not required.

Close

The meeting closed at 7.20pm.