



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, 16th December 2021 @ 7.30 pm

Present:

Councillors:

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

Clerk:

Mrs. L. Hannawin

Public/Press:

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

Part I

21/0080 Public Session (for agenda items only)

None.

21/0081 Apologies

Apologies were received from Cllr. S. Beard, Cllr. M. Dennett and Cllr. A. Marsden

21/0082 To receive any declarations of interest

None.

21/0083 Minutes of Last Meeting

The minutes of the Planning Committee meeting held on 25th November 2021 were reviewed. Following a submission from a member of the public, by way of clarification, the Committee agreed to the rewording of the minute re planning application 21/02863/HOUSE as follows:

Were this a correctly timed (i.e. before the gates were installed) application, the Committee might have been mindful to object on the basis of not in keeping with the street scene, as it would not wish to see such gates all the way along the road. As the gates have been in situ for over a year with no one calling them to the Committee's attention, the Committee has no objection to permission being granted in this case. This does not set a precedent.

The amended comment will be submitted to West Berkshire Council.

Proposed by Cllr. Morsley and seconded by Cllr. Lewis, the minutes from the 25th November 2021 were APPROVED for signature by the Chairman as a true record of the meeting, with one abstention.

21/0084 Items to be taken into private session

None.

21/0085 Schedule of Planning Applications

To consider the following planning application:

21/02907/HOUSE: 58 The Avenue, Mortimer Common, Reading, West Berkshire, RG7 3QX

Demolition of existing garage, Proposed Rear and Side extension with Linked two bay garage.

SMPC Comments:

No objections but the Committee would like:

- Confirmation that no CIL is due.
- Confirmation that the vegetation on the western side of the property boundary will not be adversely affected by the development.
- A condition that the garage/store/gym building does not become a separate dwelling in the future.

21/02985/HOUSE: 5 Windmill Road, Mortimer Common, Reading, West Berkshire, RG7 3RN

Garden room.

SMPC Comments:

No objections.

21/03050/HOUSE: 11 Longmoor Lane, Mortimer Common, Reading, West Berkshire, RG7 3RPN

Single storey rear extension.

SMPC Comments:

The proposal seems to create a separate self-contained unit on the top left hand of the ground floor, the bedroom of which seems very small. No kitchen is marked in either that unit or the main house and should be identified. Concern was expressed that it would be very easy to create separate entrances for the small unit and the main house. This would create a separate dwelling which should not happen without specific planning permission and which the committee would oppose.

The area that was previously identified as the kitchen has a toilet coming directly from it. The development is going from a 3 to a 4 bedroom property and as such, 3 car parking spaces are required. No car parking is shown on the layout and this needs to be addressed. The Committee would like to draw attention to two other very recent applications for this property; 21/02526/CERT and 21/02595/HOUSE and raise the question of how the 3 applications relate to one another.

21/0086 Current Projects

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

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

No update.

21/0087 Items for information only

- a. Planning decisions/notices from West Berkshire Council.
The following decisions/notices were noted:

21/02324/HOUSE: Cherry Tree House, Drury Lane, Mortimer Common, Reading, West Berkshire RG7 2JN

Timber orangery.

GRANTED – 29 November 2021

SMPC Comments: The Committee has no objections to the proposed development subject to the Tree Officer having no concerns about the proposed removal of the tree indicated in the application form and on the block plan drawing.

21/02526/CERTP: 11 Longmoor Lane, Mortimer Common, Reading, West Berkshire

Enlargement of rear dormer.

LAWFUL – 1 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).

21/02595/HOUSE: 11 Longmoor Lane, Mortimer Common, Reading, West Berkshire

Outbuilding in rear garden for use as a gym.

GRANTED – 9 December 2021

The building permitted shall not be used at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling and no development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved.

SMPC Comments: No objections but would like conditions imposed that the gym is for personal use and cannot be used for commercial purposes and cannot be converted into residential accommodation.

21/03036/PASSHE: 30 Leighfield, Mortimer Common, Reading, West Berkshire, RG7 3TT

Demolition of a single storey rear extension. New single storey rear extension 5.30m beyond rear wall x 3.10m maximum height x 3.00m at eaves.

This is an application for Prior Approval under The Town and Country Planning (General Permitted Development) Order 1995 (as amended). Because we are required to inform nearby residents, West Berkshire Council is notifying the Parish/Town Council of the proposal in case interested parties should contact you. However, you are not required to comment and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

21/02595/HOUSE: 11 Longmoor Lane, Mortimer Common, Reading, West Berkshire

Outbuilding in rear garden for use as a gym.

GRANTED – 9 December 2021

The building permitted shall not be used at any time other than for purposes ancillary and/or incidental to the residential use of the dwelling and no development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved.

SMPC Comments: No objections but would like conditions imposed that the gym is for personal use and cannot be used for commercial purposes and cannot be converted into residential accommodation.

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.

SMPC Comment: 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.

b. Minor matters for information.
None.

21/0088 Communications

A response will be sent to the member of the public who made the submission regarding 21/02863/HOUSE.

21/0089 Future Agenda Items

None.

21/0090 Exclusion of Press and Public

Not required.

Close

The meeting closed at 8.26pm.