



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, 10th March 2022 @ 6.45 pm

Present:

Councillors:

Cllr. M. Dennett, Cllr. S. Hill, Cllr. D. Ives, Cllr. C. Lewis, Cllr. A. Marsden, Cllr. J. Wells

For the Clerk:

B. O'Reilly

Public/Press:

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

In the absence of Cllr. D. Morsley, the Committee unanimously AGREED that Cllr. M. Dennett would act as Chairman of the Planning Committee meeting.

Part I

21/0125 Public Session (for agenda items only)

None.

21/0126 Apologies

Apologies were received from Cllr. D. Morsley.

21/0127 To receive any declarations of interest

Cllrs Hill and Wells declared a non-pecuniary interest in respect of planning application 22/00366/HOUSE to be discussed under item 21/0131.

21/0128 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 10th February 2022 were received and APPROVED for signature by majority vote, with two abstentions from Councillors who were not present at that meeting.

21/0129 Items to be taken into private session

No item was determined to require discussion with the public excluded.

21/0130 Current Projects

There were no updates to report on the following projects:

- a. **Tower House Farm** (previously referred to as MOR006: Land south of Tower Gardens) **Planning Application**
- b. **Tower House Farm** (previously referred to as MOR006: Land south of Tower Gardens) **Biodiversity and Green**

21/0131 Schedule of Planning Applications

The following planning applications were considered:

22/00319/FULD: 2 Crockers, Mowbray Hill, Mortimer, Reading, West Berkshire, RG7 3JJ

Change of use from agricultural to C3a for the use of a new garage to the existing house.

SMPC Comments: The Committee did not object in principle to the change of use to C3a but had concerns as follows:

- There should be no further extension or change of use granted to agricultural land at and surrounding the site;
- Future access on the extension of land clarified;
- Condition that land can only be used for the development of a vehicle garage, subject to planning approval with conditions preventing the use of the garage being used for any other purpose;
- Would request that a tree survey would form part of any planning application.

22/00366/HOUSE: 23A Stephens Close, Mortimer Common, Reading, West Berkshire, RG7 3TX

Alterations to Existing Roof to create more first floor living space. Alteration to porch and flat roof addition to ground.

SMPC Comments: No objections.

21/0132 Items for information only

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

The Committee received list of decisions and notices as circulated:

22/00099/COND1: 12 The Avenue, Mortimer Common, Reading, West Berkshire

Application for approval of details reserved by condition 4 (Schedule of materials) of planning permission 21/02660/HOUSE - Single storey rear extension and first floor chalet bungalow extension with addition of front porch.

APPROVED – 4 March 2022

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

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

WITHDRAWN – 24 February 2022

21/03050/HOUSE: 11 Longmoor Road, Mortimer, Reading, West Berkshire RG7 3PR

Single storey rear extension.

GRANTED– 11 February 2022 (*Called in on 12 January 2022*)

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.

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

Rear Extension.

GRANTED – 8 February 2022

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

GRANTED – 8 February 2022

SMPC Comments: No objections.

21/03146/COND1: Treloar, Loves Wood, Mortimer Common, Reading, West Berkshire

Application for approval of details reserved by condition 4 (Arboricultural Method Statement) of approved 21/02180/HOUSE - New side extension, adjustments to windows and doors, amendments to existing external materials.

APPROVED – 8 February 2022

22/00165/NONMAT: 97 The Avenue, Mortimer Common, Reading, West Berkshire

Non material amendment to approved 21/00390/HOUSE - Double storey side extension and single storey front extension to existing link-detached house.

Amendment First floor obscured side window to a bathroom, alterations to the rear windows and a Velux to the roof space.

APPROVED – 8 February 2022

b. Update on Orange Site Notices.

The Committee received an update on correspondence between the Parish Council office and the Planning Department at West Berkshire Council, highlighting several recent instances where orange site notices were missing had not been displayed for the public until after the date the Committee had met to discuss the application. Cllr. Dennett advised that a further response had been received from West Berkshire Council on 10th March 2022 and the Parish Council office would follow up. It was noted that orange site notices were currently on display at the two applications sites discussed under item 21/0131 above.

c. Minor matters for information.

Cllr. Dennett advised that he attended the Eastern Area Planning Committee meeting on 9th March 2022 via Zoom and spoke on behalf of the Parish Council in support of the proposed Tree Preservation Order 201/21/1046 (black pine) on land at Hasenbach, The Bevers. Cllr. Dennett advised the TPO was confirmed by the EAPC without amendment.

21/0133 Communications

No items were identified for communication.

21/0134 Future Agenda Items

None.

21/0135 Exclusion of Press and Public

Not required.

Close

The meeting closed at 7.21pm.