



## Stratfield Mortimer Parish Council

### Minutes of the Planning Committee Meeting held online on Thursday, 14<sup>th</sup> April 2022 @ 6.45pm

#### Present:

##### Councillors:

Cllr. D. Morsley (Chairman), Cllr. M. Dennett, 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 or press in attendance.

#### Part I

**21/0146 Public Session (for agenda items only)**

None.

**21/0147 Apologies**

Apologies were received from Cllr. Hill.

**21/0148 To receive any declarations of interest**

None.

**21/0149 Minutes of Last Meeting**

The Minutes of the Planning Committee meeting held on 31<sup>st</sup> March 2022 were received and approved as a true record of the meeting.

**21/0150 Items to be taken into private session**

None.

**21/0151 Current Projects**

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

Cllr. Morsley advised that T A Fisher had responded to the Committee's enquiry and confirmed that all houses will be wired for car charging points.

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

T A Fisher have confirmed that the crater that has appeared on the site was the site of the main SUD pond and further earth moving work was being carried out in liaison with West Berkshire Council.

## 21/0152 Schedule of Planning Applications

The following planning applications were considered:

**22/00782/HOUSE: 31 The Avenue, Mortimer Common, Reading, West Berkshire, RG7 3QU**

Demolition of existing garage and construction of single storey side extension.

**SMPC Comments:** No objections.

## 21/0153 Items for information only

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

List of decisions were noted and received:

**22/00229/HOUSE: 30 St Johns Road, Mortimer Common, Reading, RG7 3TR**

Demolition of the existing conservatory, proposed ground floor rear / side extension to provide a larger kitchen and living areas, as well as a first floor side extension providing a larger master bedroom.

**GRANTED** – 31 March 2022

**SMPC Comments:** The Committee noted no orange notice had been displayed at the site and no copies of the plans/drawings of the proposed development were available to the public from West Berkshire Council's planning portal at the time of this meeting. As this could be seen as an overdevelopment on the site, the Committee was concerned that neighbours would not be aware of the proposal and not able to indicate their concerns to the Parish Council or directly to West Berkshire Council.

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

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

**GRANTED** – 5 April 2022

**SMPC Comments:** No objections.

**21/01684/FULD: 33 St Johns Road, Mortimer Common, Reading, RG7 3TR**

2 bedroom domestic dwelling following demolition of existing garage.

**CANNOT BE DETERMINED** – 28 March 2022 (*WBC comment: after several attempts at amendments, the plans submitted did not scale correctly.*)

**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.

#### **22/00800/CERTP: 31 The Avenue Mortimer Common Reading West Berkshire**

Loft conversion and new stairs.

**LAWFUL** – 6 April 2022

#### **TPO 201/21/1046 - Land at Hasenbach, The Bevers, Mortimer Common, Reading RG7 3SP**

T1 Pine.

**CONFIRMED** – 25 March 2022

#### **b. Minor matters for information**

- Cllr. Morsley advised that orange site notices were still going up late and dates on the notices did not always match those stated on the WBC website.
- The Clerk received a copy of the Land Registry document for Windmill Court and background information from West Berkshire Council. The site is subject to covenants and restrictions in favour of West Berkshire Council which would be incompatible with Sovereign Housing Association's current proposals, and Sovereign has therefore approached the WBC requesting the release of all covenants and restrictions associated with the site. WBC have yet to respond to their request.

#### **21/0154 Communications**

None.

#### **21/0155 Future Agenda Items**

None.

#### **21/0156 Exclusion of Press and Public**

Not required.

#### **Close**

The meeting closed at 7.05pm.