



Stratfield Mortimer Parish Council

Minutes of the Planning Committee Meeting held online on Thursday, 26th May 2022 @ 7.30 pm

[Started at 7.34pm]

Present:

Councillors:

Cllr. D. Morsley (Chairman), Cllr. M. Dennett, Cllr. S. Hill, 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

22/0012 Public Session (for agenda items only)

None.

22/0013 Apologies

Apologies were received from Cllr. A. Marsden and Cllr. N. Carter. Cllr. M. Lock did not attend, and no apologies were received.

22/0014 To receive any declarations of interest

None.

22/0015 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 12th May 2022 were received and APPROVED for signature by the Chairman as a true record of the meeting.

22/0016 Items to be taken into private session

None.

22/0017 Current Projects

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

- 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 Space**

There were no updates to report on items 21/0017 a. and 21/0017 b. above.

- c. **Mortimer Station Car Park**

The count of cars using the station car park and streets in the vicinity was continuing and is currently halfway through the month. Cllr. Morsley will collate the data collected at the end of May to produce a table which will be shared with Great Western Railway as requested.

22/0018 Schedule of Planning Applications

The following planning applications were considered for comment:

22/00845/FULD: Fern Lodge, Padworth Road, Burghfield Common, Reading, West Berkshire, RG7 3QE

Proposed conversion of existing barn into living accommodation to include a rear extension and front porch. New fencing and gates.

SMPC Comment: No objections but would want a condition imposed that, should the development be approved, the building shall not be used at any time other than for purposes incidental to the residential use of the dwelling known as Fern Lodge.

22/01164/HOUSE: 15 The Avenue, Mortimer Common, Reading, West Berkshire, RG7 3QY

Single storey infill extension, first storey extension to create first floor and part garage conversion.

SMPC Comment: No objections.

22/01080/FUL: Manns Farm, Nightingale Lane, Mortimer, Reading, West Berkshire RG7 3PS

Conversion of existing farm building and replacement of existing to provide a 'Wellness Centre'.

SMPC Comment: The parish council supports the proposed development under its NDP (Stratfield Mortimer Neighbourhood Plan policy 11.2.4 Use of Farm Buildings) on the assumption that the barn is not listed. The Committee had some concerns whether there were sufficient parking spaces to accommodate the potential full capacity referred to in the Highway Technical Note on page 3. The parish council also noted that the design access and planning statement referred to a consultation with "the parish council (Stratfield Mortimer)" at paragraph 3.1 but the council were not aware of this.

22/0019 Items for information only

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

22/00444/CERTP: 49 Stephens Close, Mortimer Common, Reading RG7 3TY

Proposed hip to gable loft conversion with two roof lights to the front slope and rear dormer window.

LAWFUL – 18 May 2022 (Under Permitted Development)

SMPC Comments: No comments.

22/00701/HOUSE: 32 The Bevers, Mortimer Common, Reading, West Berkshire, RG7 3SP

Replacement of conservatory with single storey extension. Single storey infill to rear of house and conversion of part of garage to extend lounge.

GRANTED – 17 May 2022

SMPC Comments: No objections.

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

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

GRANTED – 16 May 2022

SMPC Comments: No objections.

22/00519/CERTE: 2 Church Farm Barns, Mortimer, Reading, West Berkshire, RG7 3LQ

Certificate of Lawfulness for the use of an existing home gym that is linked to the main house and the garage by separate doors; addition of a porch and the removal of a wall between the kitchen and the dining room.

REFUSED – 20 May 2022: *The information submitted is not precise and is ambiguous and does not demonstrate on the balance of probability that the existing home gym that is linked to the main house and the garage by separate doors and porch has been substantially completed from 4 years. As such the application does not meet the provisions*

of Section 191 of the Town and Country Planning Act 1990 (as amended).

SMPC Comments: No objections.

b. Minor matters for information.

An enquiry regarding the new fencing at 2 Crockers, Mowbray Hill, has been submitted to West Berkshire Council seeking clarification if this is in breach of the planning application approval. (22/00319/FULD: Condition 3 of decision notice dated 6th April 2022).

22/0020 Communications

None.

22/0021 Future Agenda Items

None.

22/0022 Exclusion of Press and Public

Not required.

Close

The meeting closed at 7.56pm.