



## 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, 13<sup>th</sup> October 2022 @ 6.45pm

#### Present:

##### Councillors:

Cllr. D. Morsley (Chairman), Cllr. H. Geary, Cllr. S. Hill, Cllr. C. Lewis, Cllr. M. Lock, Cllr. A. Marsden, and Cllr. J. Wells.

##### Clerk:

L. Hannawin

##### Public/Press:

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

#### Part I

##### 22/0115 Public Session (for agenda items only)

None.

##### 22/0116 Apologies

Apologies were received from Cllr. Butler and Cllr. Dennett.

##### 22/0117 To receive any declarations of interest

None.

##### 22/0118 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 29<sup>th</sup> September 2022 were received and APPROVED for signature by the Chairman as a true record of the meeting.

##### 22/0119 Items to be taken into private session

None.

##### 22/0120 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**

No updates to report.

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

No updates to report.

**c. Mortimer Station Car Park**

Previously, the Committee were advised that Great Western Railway run the service under a 3 year contract, as opposed to a franchise. Any new capital projects must be approved and funded by the Department of Transport (DofT). Full or partial funding may also be obtained from third parties. For an application to the DofT to build the station car park to be successful, GWR believes that third party funding will need to be secured upfront. The minimum level of third-party funding would need to be 10% of the total cost. Previous estimations put the cost required for design and getting the project ready to build at £500,000, with building costs in region of £1.5m. Another consideration for GWR is that additional operating costs resulting from new projects, must be balanced through the loss of operating costs from elsewhere. An extension to the current planning application is being investigated but this may not be possible in which case a new application may be necessary. Third party funding is also being investigated and GWR have suggested that SMPC should consider cheaper alternative solutions. GWR meet regularly with West Berkshire Council's Strategies Transport team and are arranging a joint meeting with SMPC to discuss the project.

On the issue of accessibility at the station, Cllr. Geary advised he would look at investigating what other support there is from Government and/or charities that support accessibility for rail travel.

## **22/0121 Schedule of Planning Applications**

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

**22/02253/HOUSE: 2 Crockers, Mowbray Hill, Mortimer, Reading, West Berkshire, RG7 3JJ**

Formation of new garage- store building with loft room above, along with associated ground works. *(re application of 22/0151/HOUSE to address tree officer's concerns and reduce height of garage building)*

**SMPC Comments:** As per the Committee's comments on 22/01510/HOUSE, the proposed garage with loft room is large and close to the boundary with the highway, the Committee would request that a condition is placed to restrict the use of the

development to that specified in the application, i.e. as an office space to the residents of the house, and is not extended further, or converted into a separate dwelling.

From the site survey and drawings, it looks as though the tree by the proposed garage will be properly protected.

As noted on comments for 22/01510/HOUSE, the parish council also have an outstanding query if retrospective planning is required for the new fence erected along the north boundary of the property.

## **22/0122 Items for information only**

### **a. Decisions and notices from West Berkshire Council**

The following list of decisions was received:

#### **22/01884/HOUSE: 26 Briar Lea Road, Mortimer Common, Reading, West Berkshire, RG7 3SA**

Two storey extension to rear and single garage extension to side of existing property.

**GRANTED** –28 September 2022

**SMPC Comments:** No objections however the Committee noted that there was no orange site notice displayed at the site at the time of this Committee meeting.

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

- i. Cllr. Morsley attended (online) the Eastern Area Planning Committee Meeting on 5<sup>th</sup> October 2022 as the parish council was in favour of the proposed development at Mann's Farm (22/01080/FUL), and this application has now been approved by the EAPC.
- ii. The Committee will carry on pursuing the issue of tracking the orange site notices and will submit a summary to West Berkshire Council in four weeks' time.

## **22/0123 Communications**

No items for communication.

## **22/0124 Future Agenda Items**

Mortimer Station car park.

## **22/0125 Exclusion of Press and Public**

Not required.

## **Part II**

## **Close**

The meeting closed at 7.23pm.