



## 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, 29<sup>th</sup> September 2022 @ 7.30pm**

#### **Present:**

##### **Councillors:**

Cllr. D. Morsley (Chairman), Cllr. D. Butler, Cllr. M. Dennett, Cllr. H. Geary, Cllr. C. Lewis, and Cllr. J. Wells.

##### **For the Clerk:**

B. O'Reilly

##### **Public/Press:**

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

#### **Part I**

##### **22/0103 Public Session (for agenda items only)**

None.

##### **22/0104 Apologies**

Apologies were received from Cllr. Hill, Cllr. Lock and Cllr. Marsden.

##### **22/0105 To receive any declarations of interest**

None.

##### **22/0106 Minutes of Last Meeting**

The Minutes of the Planning Committee meeting held on 8<sup>th</sup> September 2022 were received and APPROVED for signature by the Chairman as a true record of the meeting.

##### **22/0107 Items to be taken into private session**

None.

##### **22/0108 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**

It was noted that there have been some enquiries from the public about the issue of affordable housing and how people can get on the list for houses on the development. The Chairman suggested this could be looked into for future discussion.

**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**

It was reported that no further contact has been received from GWR. The Clerk/Cllr. Morsley to write to Mr. E. Goose for an update and restate our offer to undertake another count of cars currently using the car park. (DM/Clerk)

## **22/0109 Schedule of Planning Applications**

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

**22/02149/HOUSE: 15 Bilberry Gardens, Mortimer, Reading, West Berkshire, RG7 3WU**

Single storey rear extension and part garage conversion.

**SMPC Comments:** No objections.

**22/01887/HOUSE: 43 Stephens Close, Mortimer Common, Reading, West Berkshire RG7 3TY**

Proposed single storey front extension and first floor rear extension.

**SMPC Comments:** No objections. Noted that no site notice in place at time of meeting.

**22/02166/TPW: 19 Damson Drive, Mortimer, Reading, West Berkshire, RG7 3WZ**

(TPO 201/21/0600) T1 - Ash: Located to rear of garden at No19 outside boundary between fences - Low crown encroaching onto garden, reports of deadwood falling into garden. Crown lift to approx. 4m and reduce lateral branches to suitable points removing 2-2.5m. *Resident was contacted by the local authority requesting works to this tree.*

**SMPC Comments:** No comments as the tree work had been requested by the District Council and West Berkshire Council's Tree Officer will review.

## **22/0110 Tilehurst Neighbourhood Plan Pre-Submission Consultation**

The Tilehurst Draft Neighbourhood Plan was received and noted. The Committee felt that as the parish was not immediately neighbouring Stratfield Mortimer, participation in the consultation was not required.

## **22/0111 Items for information only**

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

The following list of decisions was received:

**22/01655/CERTP: 40 Stephens Firs, Mortimer, Reading, West Berkshire RG7 3UY**

Proposed single storey side extension and loft conversion.

LAWFUL – 9 September 2022

**SMPC Comments:** There were no objections in principle, however the Committee noted that parking spaces for up to 3 cars was not indicated on the plans (SMPC

Neighbourhood Plan 9.2.2. GD2 Internal & External Access and Parking) as the proposed loft conversion would increase number of potential bedrooms to 4 or 5, and the labelling of rooms, such as the kitchen, on the proposed plans should be made clear.

**22/01726/HOUSE: 5 Bilberry Gardens, Mortimer, Reading, West Berkshire RG7 3WU**

Reserved matters for details of the appearance, landscaping, and scale of the approved residential development for Phase 2b comprising 14 houses including associated landscaping. Reserved Matters is submitted pursuant to the Outline Planning Permission 7/03004/OUTMAJ as varied by the S73 Application 19/00981/OUTMAJ.

**GRANTED** – 16 September 2022 (*It is not otherwise felt that the single storey rear extension's harm to the surrounding area, bearing in mind that no further alterations/additions under PD can be made to the dwelling*)

**SMPC Comments:** The Committee noted that there were no permitted development rights on this property (Condition 22 of planning approval 02/01364/FULMAJ) and that this proposed rear extension is large and possibly an overdevelopment that would result in a loss of amenity space at the property.

**22/01791/HOUSE: Beechwood, Ravensworth Road, Mortimer West End, Reading, West Berkshire, RG7 3UD**

Single storey rear extension.

**GRANTED** – 16 September 2022

**SMPC Comments:** No objections.

**22/01821/COND1: 30 St Johns Road, Mortimer Common, Reading, West Berkshire**

Application for Approval of Details Reserved by Condition 4 (Tree protection scheme) of planning permission 22/00229/HOUSE 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** – 16 September 2022

**22/01414/HOUSE: 60 Stephens Firs, Mortimer, Reading, West Berkshire RG7 3UY**

Erection of front porch, re-roof front elevation of garage, conversion of garage to habitable accommodation, minor internal alterations and erection of garden room.

**GRANTED** – 26 September 2022

**SMPC Comments:** No objections.

**22/01566/HOUSE: 1 Croft Road, Mortimer, Reading, West Berkshire RG7 3TS**

Proposed two storey side extension with internal alterations including demolition of the existing conservatory.

**GRANTED** – 27 September 2022 (*Cond.5: Prior to the development being brought into use the vehicle parking and/or turning space shall be provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.*)

**SMPC Comments:** The Committee have no objections to the proposed extension but, as the property is in Zone 3 and will become a 4-bedroom dwelling, would support Highways' comments for the need to show an additional parking space on the plans to accommodate this change.

**b. Minor matters for information.**

- i. A briefing document, Material Planning Considerations, prepared by West Berkshire Council, was circulated to Committee members by the Clerk earlier today and sets out factors which are relevant when determining the outcome of planning applications and on what grounds objections can be raised. Cllr. Morsley advised that this could be kept as a useful reference tool for members.
- ii. It was noted this document was created by the Interim Planning Services Lead at West Berkshire Council and the Committee thought it useful to clarify with West Berkshire who was currently in Planning Services roles. (Clerk)

**22/0112 Communications**

No items identified.

**22/0113 Future Agenda Items**

A reference to the status on orange site notices for planning applications under review will be included on the agenda going forward.

**22/0114 Exclusion of Press and Public**

Not required.

**Part II**

**Close**

The meeting closed at 8.04pm.