



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, 24th November 2022 @ 7.30pm

Present:

Councillors:

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

22/0148 Public Session (for agenda items only)

None.

22/0149 Apologies

Apologies were received from Cllr M. Dennett.

22/0150 To receive any declarations of interest

None.

22/0151 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 10th November 2022 were received and APPROVED for signature by the Chairman as a true record of the meeting.

22/0152 Items to be taken into private session

None.

22/0153 Current Projects

The following updates on current projects were received:

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

Cllr. Dennett has been looking at the CIL forecast and has advised that there may be more monies due than expected, partly due to the annual rate increasing and partly to West Berkshire Council's recalculation on square meterage.

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 Planning Application

On the issue of accessibility at the railway station, Cllr. Geary advised that he had received a response from the Department of Transport and that it was low on their list of priorities due to the rural location and population. The DoT was aware of the car park project and the overall expense of the project. Cllr. Geary will share the information received with the Chairman and Committee members.

22/0154 Schedule of Planning Applications

To consider the following planning application and status regarding site notices:

22/02751/HOUSE: 25 The Avenue, Mortimer Common, Reading, RG7 3QU

Retrospective erection of bike store to front garden. Non-retrospective: Demolition of existing single storey rear extension and erection of new single storey rear extension. Demolition of attached garage and erection of new single storey side extension. Erection of new front porch, loft conversion and solar panels to rear flat roof and changes to associated fenestration.

SMPC Comments: No objections in principal but would query sufficient parking space as information not given in the documents. The unusual height of the dormer above the roof ridge was of concern and assume that this would be addressed.

22/02657/HOUSE: 21 Stephens Close, Mortimer Common, Reading, RG7 3TX

Two storey extension to the side of property providing garage and utility to ground floor, and a master bedroom and family bathroom to first floor.

Two storey and single storey extension to rear of property, providing additional kitchen and living space.

SMPC Comments: The Committee supported the comments from Highways for a condition on the parking and turning space. The Committee also had concerns with regards to potential damage to the neighbour's hedge as side extension is close to the boundary.

22/02675/HOUSE: 45A Windmill Road, Mortimer Common, Reading, RG7 3RJ

Single storey rear extension and full width rear dormer at loft level. Various changes to doors and windows.

SMPC Comments: No objections but noted that car parking spaces were not shown on the site plans to confirm they meet the Zone 3 standard requirement for the proposed addition of a bedroom, as the property would become a 4-bed dwelling. (SMPC NP Policy GD2)

22/02796/HOUSE: Monktons, The Street, Mortimer, Reading, RG7 3PE

Single storey rear extension and full width rear dormer at loft level. Various changes to doors and windows.

SMPC Comments: No objections.

22/02806/HOUSE: The Frith, Drury Lane, Mortimer Common, Reading, West Berkshire, RG7 2JL

Demolition of existing detached garage, proposed single storey side extension with attached garage and replacement of existing windows.

SMPC Comments: No objections in principal but external appearance of the proposed extension is not in keeping with the original dwelling and the neighbourhood streetscape. The Committee were concerned and would like to see a condition that the extension should not be turned into a separate dwelling at any time.

22/0155 Items for information only

a. Decisions and Notices from West Berkshire Council

The following decisions were received:

22/02404/NONMAT: Land South Of Tower Gardens, The Street, Mortimer Common, Reading

Approval of reserved matters for details of the appearance, landscaping, and scale of the approved residential development for Phase 2a comprising 16 houses including affordable housing and associated landscaping. Reserved Matters is submitted pursuant to the Outline Planning Permission 17/03004/OUTMAJ as varied by the S73 Application 19/00981/OUT-MAJ. Amendments -external and internal alterations.

APPROVED –8 November 2022

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

Single storey rear extension and part garage conversion.

GRANTED –9 October 2022 (*with conditions on tree protection and use of the garage*)

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.

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

Proposed single storey front extension and first floor rear extension.

GRANTED –9 October 2022

SMPC Comments No objections. Noted that no site notice was displayed at time of the meeting.

b. Minor matters for information

Cllr. Morsley reported on the recent online planning enforcement seminar she attended earlier in the week with West Berkshire Council's planning enforcement team comprising of three people. The course covered the update to WBC's enforcement plan. It was noted that a planning enforcement team was not a statutory requirement for council authorities. WBC are, however, currently looking at ways to improve their follow up procedures when enquiries are submitted. There will be another online session held on 30th November for those interested. Cllr. Morsley will add the documentation from the seminar to the Planning folder on SMPC's SharePoint for ease of access by members.

22/0156 Communications

Nothing.

22/0157 Future Agenda Items

Nothing.

22/0158 Exclusion of Press and Public

Not required.

Close

The meeting closed at 8.20pm.

Signed:
Chairman, Planning Committee
15th December 2022