



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, 9th February 2023 @ 6.30pm

Present:

Councillors:

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

Clerk:

B. O'Reilly

Public/Press:

There was one member of the public who arrived later during the meeting and no members of the press in attendance.

Part I

22/0181 Public Session (for agenda items only)

None.

22/0182 Apologies

Apologies were received from Cllr C. Lewis and Cllr. J. Wells.

22/0183 To receive any declarations of interest

None.

22/0184 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 12th January 2023 were received and APPROVED for signature by the Chairman as a true record of the meeting.

22/0185 Items to be taken into private session

None.

22/0186 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

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 Planning Application

Cllr. Geary updated the Committee and pointed out that finance was now one of the major blocks for Great Western Railways moving the project forward. Cllr. Geary would meet with Edward Goose and Tom Pierpoint of GWR to look at options on how it would be possible to fulfil the planning conditions required by West Berkshire Council and not to lose the permission granted on 20/00674/FUL which expires at the end of 2023.

It was suggested that Mr. Neil Kiley be co-opted to the Station Car Park Working Party due to his participation in the previous stages of the project and could use his knowledge and contacts to seek quotations from stakeholders on cost of meeting the planning conditions. The understanding was that there would be zero cost to the parish council.

It was noted that the possible alternative site that was identified by another developer in 2020 should be held in reserve for the time being.

22/0187 Schedule of Planning Applications

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

23/00126/HOUSE: 5 Damson Drive, Mortimer, Reading, West Berkshire, RG7 3WZ

Proposed roof light conversion by installing two roof lights to the front roof slope and two to the rear roof slope.

SMPC Comments: The SMPC Planning Committee has reservations on this proposed development at Damson Drive as loft conversion likely to be used as additional bedrooms and as Mortimer is within Zone 3 under WBC parking standards, there are inadequate parking facilities on the property (SMPC NDP Policy GD2 parking)

23/000180/HOUSE: The Frith, Drury Lane, Mortimer Common, Reading, RG7 2JL

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

SMPC Comments: The SMPC Planning has no objections in principal, but the extension appearance is not in keeping with the original dwelling or neighbourhood street scape. Would like to see a condition put in place that the proposed extension should not be turned into a separate dwelling. (SMPC NDP Policy GD5 building design and style)

23/000218/HOUSE: 30 The Crescent, Mortimer Common, Reading, RG7 3RU

Front and side extension, garage conversion.

SMPC Comments: The SMPC Planning Committee objects to this proposed development as the addition of a bedroom will not meet the parking standards on an already congested street (SMPC NDP Policy GD2 parking) within a Zone 3 area.

22/0188 West Berkshire Local Plan Review 2022-2039 (LPR)

To AGREE the process and timescales to produce a response to West Berkshire's statutory consultation on the Local Plan Review Proposed Submission document on behalf of Stratfield Mortimer Parish Council.

Cllr. Morsley provided a summary of the WBC Local Plan Review document and identified the sections of particular interest to the parish council. It was decided to split the review into sections and allocate each to individual councillors to consider and submit a response to Cllr. Morsley within two weeks.

Review sections were allocated as follows:

Development Strategy (pages 10-25) – everyone.

Climate change, flood risk (pages 25-32) – Cllr. Dennett

Design quality (pages 33-42) – Cllr. Geary

Landscape character (pages 35-37) – Cllr. Geary

Historic environment (pages 37-42) – Cllr. Geary

Biodiversity and geodiversity (pages 45-51) – Cllr. Morsley

Fostering economic growth (pages 73-85) – Cllr. Morsley

Housing (pages 105-210) – Cllr. Butler

Economic Growth (pages 210-238) – Cllr. Butler

Transport – Cllr. Hill

Appendix 6: policies and interaction with NP (pages 258-261) – Cllr. Morsley

Cllr. Morsley would edit all responses together and circulate to the Committee before its next meeting on 23rd February. The agreed response would then be submitted online to West Berkshire Council by the parish council office.

It was noted that the deadline for responses to WBC's consultation was 3rd March 2023.

22/0189 Items for information only

a. Decisions and Notices from West Berkshire Council

The following decisions were received:

22/03152/TPW: Oakwood St Catherines Hill Mortimer Reading West Berkshire RG7 3UT

T1 - Oak: Remove epicormic growth to main union, remove deadwood, carry out slight radial prune on road side by 2m to suitable growth points to keep asymmetrical crown and manage limb extensions over the road side T2- Oak: Remove epicormic growth to crown break remove deadwood, reduce south west side of the canopy by 1-2 m to suitable growth points due to slight over extension keep an asymmetrical canopy T3 - Oak: Remove deadwood and reduce lateral branches over neighbours garden by 2m to suitable growth points as limbs are overextended and over the neighbours decking.

CONSENT –12 January 2023

TPO ref: 201/21/584, 722, 335.

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.

REFUSED –16 January 2023

The site includes several individual trees covered by TPO ref: 201/21/0739 which could be in close proximity to the proposed extension and access into the site. No arboricultural details have been seen with the current scheme.

SMPC Comments: No objections in principal but extension appearance is not in keeping with the original dwelling or neighbourhood street scape. Condition extension should not be turned into a separate dwelling.

22/02867/COND: Land South of Tower Gardens, The Street, Mortimer Common, Reading

Approval of details reserved by Condition No. 4 (External Materials) of Approved Application 22/01422/RESMAJ : Approval of reserved matters following Outline Permission 19/00981/OUTMAJ [Section 73: Variation of condition 6-approved plans of approved application 17/03004/OUTMAJ: This outline application comprises two parts: Part a) The

erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sq m GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.] Matters seeking consent: Appearance, Landscaping and Scale.

GRANTED –26 January 2023

In relation to appearance of Phase 2 plots 44 to 58 of the new development (Condition 4) 22/01422/RESMAJ.

b. Minor matters for information

None.

22/0190 Communications

Nothing.

22/0191 Future Agenda Items

Response to Local Plan.

22/0192 Exclusion of Press and Public

Not required.

Close

The meeting closed at 7.15pm.

Subject to Approval