



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, 12th January 2023 @ 6.45pm

Present:

Councillors:

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

Clerk:

B. O'Reilly

Public/Press:

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

Part I

22/0170 Public Session (for agenda items only)

A member of the public sought clarification on a proposed development site south of MOR006 that was shown on a map they had. Cllr. Morsley advised that this site was not being considered for new housing development and that currently there was no new housing allocation in Mortimer under the West Berkshire Local Plan.

22/0171 Apologies

Apologies were received from Cllr A. Marsden.

22/0172 To receive any declarations of interest

None.

22/0173 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 15th December 2022 were received and APPROVED for signature by the Chairman as a true record of the meeting.

22/0174 Items to be taken into private session

None.

22/0175 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

No updates to report. It was noted that the re-establishment of a station car park working party will be discussed at the January meeting of the Full Council later this evening.

22/0176 Schedule of Planning Applications

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

22/03093/HOUSE: 15 The Avenue, Mortimer Common, Reading, RG7 3QY

Proposed single storey rear extension, infill extension, part garage conversion and changes to fenestration.

SMPC Comments: No objections but the Committee noted there were several trees within potential falling distance of the proposed development and had not been declared on the application.

22/03101/OOD: Stanford End Farm, Barge Lane, Wokingham, Swallowfield, RG7 1SY

Out Of District Planning Consultation Wokingham Borough Council: Ref: 223583 Householder/LBC Application - replacement single storey extension following demolition of existing attached outbuildings and treatment plant. Listed Building Consent: replacement single storey extension following demolition of existing attached outbuildings and the comprehensive refurbishment of the dwelling house.

SMPC Comments: No objections but should the application be granted, the Committee would like to see a condition placed on the development that it will remain a private residence and not be subject to sub-division in the future to preserve the historic and rural nature of the site.

22/0177 Items for information only

a. Decisions and Notices from West Berkshire Council

The following decisions were received:

22/02585/HOUSE: Treloar, Loves Wood, Mortimer Common, Reading, West Berkshire, RG7 2JX

Section 73: Variation of Conditions 2 (Approved Drawings) and 3 (Materials) of previously approved application 21/02180/HOUSE: New side extension, adjustments to windows and doors, amendments to existing external materials.

GRANTED –14 December 2022

SMPC Comments: No objections.

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.

GRANTED –22 December 2022

SMPC Comments: 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 any 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.

GRANTED –22 December 2022

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 side extension.

GRANTED – 4 January 2023

SMPC Comments: No objections.

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.

GRANTED – 4 January 2023

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 by the planning officer.

b. Minor matters for information

- Cllr. Hill had been approached by a resident about a front extension at a property on Longmoor Lane. The Committee was not aware of any submitted plans at the site so the resident will be advised to report this to West Berkshire Council planning for clarification.
- The Committee was advised that West Berkshire Council is shortly moving to an online method of submitting comments on planning applications. This is expected to go live in February.
- It was noted that there had been no response to the enforcement enquiry sent to West Berkshire Council regarding a possible breach of Condition 3 of planning permission granted on retrospective application 22/00319/FULD at 2 Crockers.
- Cllr. Lock raised the issue of permitted heights of hedges and Cllr. Morsley would make enquiries.

22/0178 Communications

Nothing.

22/0179 Future Agenda Items

Planning enforcement.

22/0180 Exclusion of Press and Public

Not required.

Close

The meeting closed at 7.20pm.

Subject to Approval