



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, 23rd March 2023 @ 7.30 pm

Present:

Councillors:

Cllr. M. Dennett, Cllr. H. Geary, Cllr. S. Hill, Cllr. C. Lewis, Cllr. M. Lock (arrived at 7.50pm), 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

22/0216 To Elect Chairman for the meeting

Cllr. Lewis proposed that Cllr. M. Dennett chair the meeting in the absence of Cllr. Morsley.

Seconded by Cllr. Geary.

AGREED unanimously.

22/0217 Public Session (for agenda items only)

None.

22/0218 Apologies

Apologies were received from Cllr. D. Butler, Cllr. A. Marsden and Cllr. D. Morsley.

22/0219 To receive any declarations of interest

None.

22/0220 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 9th March 2023 were received and APPROVED for signature by the Chairman of the Planning Committee as a true record of the meeting.

22/0221 Items to be taken into private session

None.

22/0222 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**

None.

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

None.

- c. **Mortimer Station Car Park**

Cllr. Geary reported that Mr. E. Goose of Great Western Railway was continuing to seek funding within GWR/Department of Transport and was due to meet with Englefield Estate today.

22/0223 Schedule of Planning Applications

To consider the following planning applications:

23/00297/RESMAJ: Land South of Tower Gardens, The Street, Mortimer Common, Reading, West Berkshire

Application for Approval of Reserved Matters for the residential development of phase 3 comprising 52 dwellings including affordable housing, public open space and associated landscaping following Outline Approval 19/00981/OUTMAJ Matters to be considered: Appearance landscaping and scale.

SMPC Comments: Houses - the Committee was happy with the proposed appearance of the housing within phase 3 of the development but did note that plot 63-98 was a three-storey block of six 2-bed affordable units at the top of the phase site.

Ground Surfaces – the Committee noted that there was an inconsistency with some of the details between the Hard Landscape Plan drawing [207 B dated October 2022], the Planning Layout Colour [21-1099-055 dated 3 February 2023] and Planning Site Layout Phase 3 [21-1099-005 dated 3 February 2023] where the stepped pedestrian access from between plots 82 and 83 down to the lower access road had replaced the winding footpath shown on the Hard Landscape Plan.

Retaining Walls – the Committee was concerned and had reservations with the series of proposed retaining walls edging a number of individual plots in this phase 3 and the levels as indicated in the Street Scenes and Site Section drawings. Are these changes in height between and within plots appropriate, suitable, and safe?

Particularly of note on drawing 21-1099-052 were on cross section A, the drop from plot 82 to the stepped pedestrian footway, on cross section B the drop in level of at least 5m between plot 84 (where the garage is situated at the edge of the drop) to plot 83 below it and on cross section C the difference in height between plots 100 and 109. The Committee also noted on drawing 21-1099-053, cross section D plot 74 the narrow and split-level rear garden, as also seen on cross section E (plot78) and F (plot 81).

No details on the various types of retaining walls are given and hence it is not possible to consider whether they are fit for purpose.

SUDs - Whist considering this application SMPC discovered an email of 22/10/2020 from John Bowden to Michael Butler with the subject FW: Tower Gardens / MOR006 – Application 19/00981/OUTMAJ. The email concerns drainage calculations submitted by the developer. In item 5, on page 1, there is a statement:

“The swales, detention and retention basins and wetlands are noted as being under the maintenance responsibility of Stratfield Mortimer Parish Council. Presumably this arrangement has come about through negotiation between the developer and SMPC, but as this is a major liability with possible engineering responsibility in the longer term, we need to be assured that SMPC with its very limited resources is fully aware of the implications of this arrangement and that appropriate commuted sums have been arranged. Conflicting with the apportionment of the maintenance responsibility of the Retention Basin to SMPC, the first paragraph of p15 of the Plan refers to the Management Company having this responsibility. Clarification is required.”

Whilst drainage is strictly not part of the current application, SMPC wishes to comment as this may be the last opportunity to so do so. Drainage was considered in the related application 19/00981/ which was approved subject to considerable conditions on drainage. SMPC has not entered into any agreement for the maintenance of swales, detention and retention basins and wetlands. SMPC requires confirmation that is the case.

23/00518/HOUSE: 16 Windmill Road, Mortimer Common, Reading, RG7 3RN

Construction of single storey rear extension with Lantern.

SMPC Comments: The Committee had reservations on the appearance of the proposed rear extension as it was noted there was inconsistency between drawings for the proposed elevations [FPA101238 01 E] which illustrated new composite cladding to the walls of the extension and the proposed floorplans drawing [FPA101238 02 E] that did not indicate cladding but brick. Can this be clarified? Overall, the Committee felt the proposed extension did not fit in with the existing dwelling. (Stratfield Mortimer NDP – Policy 9.2.5 Building Design and Style GD5)

22/0224 Items for information only

a. Decisions received from West Berkshire Council

The following decisions were noted:

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

Proposed roof space conversion with the installation of two roof lights to the front roof slope and two to the rear roof slope.

GRANTED – 10 March 2023

SMPC Comments: The SMPC Planning Committee considered this application at its meeting on 9th February 2023, under item 22/0187, and has reservations on this proposed development at Damson Drive as the loft conversion is 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).

23/00390/PASSHE: 16 Windmill Road, Mortimer Common, Reading, RG7 3RN

Application to determine if prior approval is required for a proposed: Larger Home Extension; Construction of a single storey rear extension. Dimensions 6.5m from rear wall, 3m maximum height, 2.9m eaves height.

WITHDRAWN – 14 March 2023

SMPC Comments: SMPC Comments: Members of our Planning Committee noted the planning application 23/00400/PASSHE at its meeting on 9th March 2023, under item 22/0211, and had no comments regarding the determination if prior approval is required for a proposed extension at 16 Windmill Road.

b. Minor matter for information.

None.

22/0225 Communications

No items for communicating.

22/0226 Future Agenda Items

No future agenda items identified.

22/0227 Exclusion of Press and Public

Not required.

Close

The meeting closed at 8.46pm.