



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, 27th April 2023 @ 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, 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

22/0228 Public Session

None.

22/0229 Apologies

Apologies were received from Cllr. M. Dennett.

22/0230 To receive any declarations of interest

None.

22/0231 Minutes of the Last Meeting

The Minutes of the Planning Committee meeting held on Thursday, 23rd March 2023 were received and APPROVED for signature by the Chairman as a true record of the meeting.

22/0232 Items to be taken into private session

None.

22/0233 Current Projects

To receive any updates on current projects and consider any recommendations for resolution as reported:

a. Tower House Farm (MOR006: Land south of Tower Gardens) Planning

Application

Cllr. Morsley attended the Eastern Area Planning Committee on 26th April and spoke on behalf of the parish council in opposition to the planning application 23/00072/RESMAJ called in by District Cllr. Bridgman. Cllr. Morsley gave a report of the meeting and confirmed that the EAPC had voted by majority to refuse the application. In due course, the developer may either submit alternative plans for the public open space or would make an appeal against the decision. It was noted that the EAPC was concerned with the appearance of the proposed retaining wall in relation to the surrounding location but the issue of safety, raised in the parish council's original comments on the application, was not referred to during discussion at the EAPC meeting.

Cllr. Morsley recommended Committee members review the recording of the EAPC meeting as the Committee is likely to have to consider this issue again in the future.

Cllr. Morsley thanked Mr. Pat Wingfield for his original input and technical advice given to the parish council on the developer's site succession of applications.

b. Tower House Farm (MOR006: Land south of Tower Gardens) Biodiversity and Green Space

Not reported.

c. Mortimer Station Car Park

Cllr. Geary reported that the Station Car Park Working Group had met with Englefield and Great Western Railway last week and ProVision was in attendance on behalf of the parish council. Neil Kiley gave them an estimate cost of £20,000 required to fulfil the pre-conditions on the planning application but this would not be the extent of funding needed. Additional costs would be involved in getting the lease drawn up, the farmer compensated and rent paid from the signing of the lease. GWR and Englefield reiterated that they currently had no funding available over the next couple of years. There was a suggestion at the working group meeting that the parish council take up the ownership of the land from Englefield, but it was not thought to be a good idea for SMPC to cover the £20,000 and unspecified future costs outside the parish council's control with no certainty of the carpark being built. Englefield stated they did not want the land left idle for a long period by a change in the current lease. Should the application lapse, any future application may be more favourably looked on by West Berkshire Council having granted 20/00674/FUL in 2020.

After discussion on the working group's report, Cllr. Geary proposed that the Committee recommends to Full Council that the planning application is allowed to lapse.

Seconded by Cllr. Hill.

AGREED unanimously.

22/0234 Schedule of Planning Applications

To consider the following planning applications:

23/00738/HOUSE: 18 Croft Road, Mortimer Common, West Berkshire RG7 3TS

Erection of conservatory (with glazed roof) at the rear of the property. Conservatory, 4m deep x 3.25m wide and approx. 3m high.

SMPC Comments: No objections.

22/0235 Items for information only

a. The following planning decisions were received from West Berkshire Council:

22/02529/COND: Manns Farm, Nightingale Lane, Mortimer, Reading West Berkshire RG7 3PS

Application for Approval of Details Reserved by Conditions 5 (CMS), 6 (Emergency Plan Outline), 8 (Energy Statement), 9 (Drainage), 14 (Electric Charging Point) and 17 (Detailed Emergency Plan) of planning permission 22/01080/FUL - Conversion of existing farm building and replacement of existing to provide a 'Wellness Centre' (Use Class E(e) and E(d)).

GRANTED – 14 April 2023

23/00775/NONMA: 45A Windmill Road Mortimer Common Reading RG7 3RJ

Application for a Non-Material Amendment Following a Grant of Planning Permission 22/02675/HOUSE - Single storey rear extension and full width rear dormer at loft level. Various changes to doors and windows.

Amendments: Wider opening at rear of extension for sliding glass doors. Wrap over window size adjusted to suit. Side elevation window WF.01 amended in size. New external SVP.

APPROVED – 14 April 2023

23/00245/CERTE: 2 Church Farm Barns, The Street, Mortimer, Reading, West Berkshire

Residential use of an infill extension to connect the main household to the garage. After four years an application may be made for a certificate.

LAWFUL – 17 April 2023

SMPC Comments: No objections.

23/00321/HOUSE: 5 Briar Lea Road, Mortimer Common, Reading, RG7 3SA

Side Two Storey Extension.

GRANTED – 19 April 2023

SMPC Comments: No objections.

23/00400/HOUSE: 58 The Avenue, Mortimer Common, Reading, RG7 3QX

Reduction of size and scope on previously granted proposal. Single storey rear extension, first floor extension with car port below and demolition of current garage.

GRANTED – 19 April 2023

SMPC Comments: No objections.

b. Minor matters for information:

Cllr. Morsley thanked Cllr. Chris Lewis for his long standing and invaluable support to this Committee as he was stepping down from the parish council in May after many years of service.

22/0236 Communications

No items identified communicating.

22/0237 Future Agenda Items

No items identified for future agenda items.

22/0238 Exclusion of Press and Public

Not required.

Close

The meeting closed at 8.12pm.