



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 July 2023 @ 7.30 pm

Present:

Councillors:

Cllr. D. Butler (Chairman), Cllr. G. Bridgman, Cllr. S. Hill, Cllr. D. Morsley, Cllr. A. Richardson, Cllr. J. Wells

For the Clerk:

B. O'Reilly

Public/Press:

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

Part I

23/0035 Public Session (for agenda items only)

Mr. Coles was attending the meeting to take part in discussions on validity of planning application 23/01552/REG3 at item 23/0041.

23/0036 Apologies

No apologies received from Cllr. Lock.

23/0037 To receive any declarations of interest

None.

23/0038 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 13th July 2023 were received and APPROVED for signature by the Chairman as a true record of the meeting.

23/0039 Items to be taken into private session

None.

23/0040 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**

Written communication sent to T.A. Fisher to thank them for the informal meeting held on 13th July 2023 to look at Phase 2b.

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

No updates to report.

23/0041 Schedule of Planning Applications

To consider the following planning applications:

23/01552/REG3: Four Houses Corner Caravan Site Reading Road Ufton Nervet Reading

It is proposed to replace the existing permanent 18 pitch Gypsy caravan site with a new 17 permanent pitch Gypsy caravan site. Each pitch is to consist of a hard standing area large enough for two twin axle caravans, car parking for two vehicles and a 30 sq m amenity building consisting of a kitchen/dayroom, bathroom, separate WC and utility area. In addition to the amenity buildings a recycle storage facility, children play area and sewerage treatment plant are to be located within the site.

SMPC Comments: The Committee have no objections to the proposed redevelopment of the site but did have some concerns as follows:

- The Design and Access Statement v3.3 (“D&A”) states the site is in Ufton Nervet but the site is within the parish boundary of Stratfield Mortimer.
- Items 2.2 and 2.7 of the D&A state that a public consultation will take place but this has not been held to date.
- Item 5 of the D&A references no known planning history for the site but on checking West Berkshire’s planning portal, two are clearly listed from 1980 and 1981, i.e. 81/14908/ADD and 80/12338/ADD.
- Item 6 of the D&A states the access road is to be tarmacked for the first 10 metres. The remainder is of a permeable material to allow for SUDS drainage. It was noted this can still be a Tarmac type material.
- Under item 9, the Committee were concerned with the wording that the “site is by necessity located away from other developments” as already used as a Travellers and Gypsy site (but is in fact currently vacant) and a reference to there being no public transport provision but in the next point state that public transport bus stops are located near the entrance to the site. With regard to ecological considerations not being taken into account we believe they should be, and see no reason for their omission.
- The Committee would be interested to know what plans are going to be put in place to stop recontamination of the site in future?
- Item 10.1 regarding site access and local facilities there is no direct link from the site for pedestrians to nearby public footpaths STRA/30/1 and STRA/29/1 but by walking alongside busy main road.

23/01639/HOUSE: 5 Briar Lea Road Mortimer Common Reading RG7 3SA

Side two storey extension.

SMPC Comments: No objections in principal but the Committee noted that the room marked up as a 'study', adjacent to a bathroom on the ground floor, could be used as an additional bedroom and ensuite, i.e. creating a four bed dwelling.

23/01669/HOUSE: 9 Briar Lea Road Mortimer Common Reading RG7 3SA

Addition of a flat roof dormer on front roof slope to existing loft conversion.

SMPC Comments: The Committee have no objections to the addition of a flat roof dormer on the front of the property but noted that, with the additional bedrooms in the loft space, there was only one WC and Shower room for what is effectively going to be a six-bedroom home.

23/0042 Items for information only

a. Decisions received from West Berkshire Council

The following decision was received:

23/00888/HOUSE: Darley House, Loves Wood, Mortimer Common, Reading RG7 2JX

Section 73a: Variation of Conditions 2 (Approved Plans) and 3 (Materials) of previously approved application 21/02031/HOUSE: First floor extension, partial garage conversion. Alterations to fenestration, exterior finishes, roof tiles and minor internal alterations.

GRANTED – 12 July 2023

SMPC Comments: No objections.

b. Minor matters for information

- i. Committee advised of the Regulation 16 Consultations currently open at West Berkshire Council until 1st September 2023 on the Cold Ash Parish Council and the Hermitage Parish Council neighbourhood plans.
- ii. It was noted that the Planning Committee would take up responsibility for licensing issues in future and would look at WBC's Draft Statement of Licensing Policy which is currently being updated.
- iii. The parish council office would check if any of our Ward District Councillors have called in the cycleway application if West Berkshire planning is minded to refuse it.
- iv. The parish council office would follow up with Eric Owens at WBC prior to the next Committee meeting for any updates on the enforcement issues raised by Cllr. Bridgman.

23/0043 Communications

None.

23/0044 Future Agenda Items

West Berkshire's Draft Statement of Licensing Policy consultation.

23/0045 Exclusion of Press and Public

Not required.

Close

The meeting closed at 8.20pm.