



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 24th August 2023 @ 7.30pm
SUBJECT TO APPROVAL**

Present:

Councillors:

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

For the Clerk:

B. O'Reilly

Public/Press:

There were no members of the public and no members of the press in attendance.

Part I

23/0046 Public Session (for agenda items only)

None.

23/0047 Apologies

Not required.

23/0048 To receive any declarations of interest

None.

23/0049 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 27th July 2023 were received and APPROVED with one abstention for signature by the Chairman as a true record of the meeting.

23/0050 Items to be taken into private session

None.

23/0051 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**

No update at this time. Following an informal meeting with T.A. Fisher in July, the Committee is awaiting the revised planning application expected for Phase 2b.

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

No updates at this time.

23/0052 Schedule of Planning Applications

To consider the following planning applications:

23/001515/FUL: Church of St Mary, The Street, Mortimer, Reading

New handrails to south porch of church.

SMPC Comments: The Committee supports this application and welcomes the addition of handrails to the south porch which will enhance accessibility to members of the congregation.

23/01840/FUL: Roseland, Laneswood, Mortimer, Reading, RG7 3UW

Change of use of land to extend domestic curtilage.

SMPC Comments: The Committee has no objections, however it was not clear what the land use was being changed from, as this was not stated in the planning application.

The Chairman proposed to change the order of the final two application being considered from the agenda which was agreed unanimously.

23/01894/HOUSE: 35 Stephens Close, Mortimer Common, Reading, RG7 3TY

Erection of front storm porch.

SMPC Comments: The Committee has no objections.

23/01859/FULMAJ: Windmill Court, Windmill Road, Mortimer Common, Reading, RG7 3RL

Demolition of Windmill Court and the erection of 24no. dwellings, car parking, landscaping and other associated works.

SMPC Comments: The Committee reviewed the planning documentation and were concerned that although the issue had been discussed with the parish council, the developer, Sovereign Housing, has not included obligations on the local lettings plan as outlined in its communication to Cllr. Morsley on 9th June 2023:

"Nominations related to rented units only:

The exact details of the local lettings plan will ultimately need to be agreed with West Berkshire Council Housing Enabling team, as the final decision rests with them. However, we are willing to propose the following:

- *1 bed maisonettes only*
- *First Priority / First cascade – Returning Windmill Residents.*
- *Second cascade (should all the homes not be occupied by returning Windmill Residents)- Older Persons from Mortimer / connection to Mortimer.*
- *Third and Final cascade – General Needs Housing to anyone on the housing register in West Berkshire.*

With regards to the other rented properties on site only, we are willing to enter into a Local Lettings agreement to give first priority to local people with a connection to Mortimer, with the

second and final cascade – General Needs Housing to anyone on the register in West Berkshire.

We would imagine that there would be sufficient demand to let all of the homes during the first and second cascade.”

The parish council would like to see a condition included that the Local Lettings agreement is put in place before occupation.

The Committee noted that despite good communication with Sovereign Housing, we have found various errors in the Design & Access Statement documentation which was disappointing, e.g. referring to “Stratfield & Mortimer” NDP and a bank which has been closed for a while.

It was also noted that the planning application form does not refer to the current number of parking spaces available on the site under the section ‘Vehicle Parking’ – it just refers to 49 proposed parking spaces.

Overall, the Committee were happy with the basics of the proposed layout and dwellings but found the aesthetics on the front elevations disappointing in look and quality, such as arches above the windows.

23/0053 Items for Consideration and Resolution

1. West Berkshire Council’s Draft Statement of Licensing Policy 2023

A list of comments compiled by Cllr. Bridgman were received and would be combined with additional comments raised by Cllr. Richardson. Cllr. Bridgman proposed that the combined comments be adopted for submission to West Berkshire Council on behalf of the parish council.

Seconded by Cllr. Butler

AGREED unanimously

2. West Berkshire Council Planning Applications Validation Checklists

Further to a brief discussion on the review of the West Berkshire Council Planning Applications Validation Checklists, Cllr. Butler proposed that Committee respond to West Berkshire Council to state SMPC welcomes the introduction of the checklist for planning applications.

Seconded by Cllr. Morsley

AGREED unanimously

23/0054 Items for information only

The following items were noted for information:

- An application to carry out recommended tree works on Windmill Common was with the Tree Officer to consider under TPO 201/21/0028.
- Cllr. Bridgman updated the Committee on the outstanding enforcement enquiries made to West Berkshire earlier this year:
 - The Street – as the garden building predominately complies with permitted development rights, the issue will not be pursued.
 - Longmoor Lane – as the building has been in situ for more than 20 years there is no enforcement action to be taken.
 - Birch Lane/Fairfield – WBC have now confirmed there are several open enquiries with them on the issue of the development at Fairfield Park and breach of several tree protection orders on Birch Lane. The parish council office will contact the Enforcement Officer assigned for further updates or decisions.
- Cllr. Butler would review query on development in Loveswood with Cllr. Lock.

23/0055 Communications

None.

23/0056 Future Agenda Items

None.

23/0057 Exclusion of Press and Public

Not required.

Close

The meeting closed at 8.15pm.