



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 26 September 2023 @ 7.30pm

SUBJECT TO APPROVAL

Present:

Councillors:

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

For the Clerk:

B O'Reilly

Public/Press:

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

Part I

23/070

Public Session

Mr Steve Davis of TA Fisher and Mr Doug Overett on behalf of the Neighbourhood Plan Steering Group attended. The Chairman invited them to speak when item 23/075a Tower House Farm was discussed.

23/071

Apologies

Apologies were received from Cllr D Morsley and from Cllr M Lock.

23/072

To receive any declarations of interest

None.

23/073

Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 12 October 2023 were received and unanimously APPROVED for signature by the Chairman as a true record of the meeting.

23/074

Items to be taken into private session

None.

23/075

Current Projects

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

a Tower House Farm

An informal discussion took place between Mr Davis on behalf of TA Fisher, Mr Overett on behalf of the Neighbourhood Plan Steering Group, and the Committee (with the Chairman representing both the NP and SMPC during the discussion) in relation to proposals for the reserved land at the development on Tower House Farm. The Committee made it clear that these discussions would not pre-determine their views on any planning application.

Two particular aspects of the proposals were discussed in detail in relation to NDP and WBC planning policies - the absence of affordable housing within the housing element of the plan, and the non-compliance with parking policies. Despite these the Committee's view was generally positive. Mr Davis advised that a planning application could be ready by late December for submission to WBC for formal consultation.

b Mortimer to Burghfield Footpath/Cycleway

The determination date for the application agreed with West Berkshire Council was now 24 November 2023 to allow for further comments from Highways. It was noted that there were some issues with the proposed foot/cycleway related to Highways which could be covered by relevant conditions placed on any planning approval if granted.

23/076

Schedule of Planning Applications

To consider the following planning applications:

23/02098/HOUSE: West View, Mortimer Lane, Mortimer, Reading, RG7 3AJ

Single storey rear extensions and internal alterations (neighbouring parish).

SMPC Comments: No objections.

23/02392/RESMAJ: Land South of Tower Gardens, The Street, Mortimer Common, Reading

Section 73 - Application for Variation of a Condition 6 (Approved Plans) following Grant of Planning Permission 23/00297/RESMAJ - 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: Whilst making it clear that, given the Committee had made it explicit that it reserved its position until this planning application was submitted, the Committee objected to the applicant's statement in their covering letter (dated 13 October 2023) that (at the Committee meeting on 12 October), "these proposals were positively received and have the in-principal support of the Parish Council as a result", the Committee welcomed the changes proposed, have no objections to the changes, and believe it a better solution from that originally proposed in application 23/00297/RESMAJ.

23/077

Items for information only

a The following decisions were received from West Berkshire Council:

23/00879/FUL: 6A Victoria Road, Mortimer Common, Reading RG7 3SE

Relocation of the approved commercial kitchen extractor vent.

GRANTED – 10 October 2023

SMPC Comments: The Committee had no objections to the relocation of the extractor vent, however, it noted the comments from Environmental Health (dated 10th May 2023) and would support their consultation response to the Case Officer. The Committee would look to West Berkshire Council to ensure that both the environmental issue of odours are addressed and any subsequent nuisance caused in the locality is removed.

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

Side Two Storey Extension.

APPROVED – 13 October 2023

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, ie creating a four bed dwelling.

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

Erection of front storm porch.

APPROVED – 26 October 2023

SMPC Comments: No objections.

b Minor matters

None.

23/078

Communications

None.

23/079

Future Agenda Items

None.

23/080

Exclusion of Press and Public

Not required.

Close

The meeting closed at 8.27pm.