



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 12 September 2023 @ 6.30pm

Present:

Councillors:

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

For the Clerk:

B O'Reilly

Public/Press:

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

Part I

23/058 To elect a Chairman of the Planning Committee

Cllr Butler announced his stepping down as Chairman of this Committee and proposed Cllr Bridgman as Chairman of the Committee. There were no other nominations.

RESOLVED with one abstention.

Cllr Butler left the meeting.

Cllr Bridgman took the Chair.

23/059 Public Session (for agenda items only)

Mr. Richard Barber attended on behalf of T A Fisher with regard to item 23/064. Cllr Bridgman said that, rather than deal with Mr Barber's contribution under this item, he would instead use Chairman's privilege to invite him to speak when the meeting got to item 23/064.

23/060 Apologies

Apologies were received from Cllr S Hill and Cllr D Butler.

23/061 To receive any declarations of interest

None.

23/062 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 24 August 2023 were received and APPROVED for signature by the Chairman as a true record of the meeting.

23/063 Items to be taken into private session

None.

23/064 Current Projects

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

a Tower House Farm

Cllr Bridgman explained that he and Cllr Morsley had recently had discussions with Mr Barber and Mr Steve Davies of T A Fisher with regard to revised plans for Phase 3 of the development, and had subsequently agreed with Mr Barber that these proposals, and those for Phase 2a/the open space (previously discussed by the Committee and reported to Full Council in Part 2), could be presented and discussed in Part 1, even though they had not yet been submitted for planning permission and would usually be discussed in private for confidentiality.

Relating to the changes required to the levels and layout of the site, Mr Barber presented proposals for revisions to both phases to the Committee. The revised plans were to mitigate the issue of the slope by amending the layout and size of some of the houses. Mr Barber advised that an s.73 (ie amendment) application for Phase 3 would be submitted to West Berkshire Council next week. The revised plans for Phase 2b were awaiting engineering designs for the reduced retaining wall, but a second s.73 application should be submitted to WBC by the end of the month.

(It was noted that the Case Officer at WBC had confirmed the parish council would be consulted on all applications (including s.73 ones) relating to Tower House Farm.)

Whilst making it clear that their comments were personal and not to be seen as pre-determining and that, until formal planning applications had been submitted, they could not formally comment, the Committee generally welcomed the changes proposed and the removal of the large element of bulk in relation to any retaining wall.

Cllr Bridgman thanked T A Fisher for their engagement with the parish council.

b Mortimer to Burghfield Footpath/Cycleway

As this was now with West Berkshire Council for planning permission, the Planning Committee would track the project. It was noted the determination date for the application was 26 October 2023.

23/065 Schedule of Planning Applications

To consider the following planning applications:

23/02038/FUL: 9 Windmill Road, Mortimer Common, Reading, RG7 3RN

Erection of 4 x 3 bed dwelling houses.

SMPC Comments: The Committee liked the designs submitted and believe this is a positive move on the currently un-used plot of land.

Overall, however, the Committee objected to the planning application as there were insufficient parking spaces assigned to each of the dwelling houses, ie the WBC standard Zone 3 policy (P1) of 2.5 space per 3 bed house and as adopted in Stratfield Mortimer's Neighbourhood Plan (Policy GD2) under 9.2.2 Internal & External Access and Parking in what is already a densely populated neighbourhood. It was noted that the proposed plans indicate that the existing retained property on the plot would have no parking facility at all.

On the issue of renewable technology (Section 2.10 of the Design and Access Statement) there is a reference to either "PV panels on the roofs or Air Source Heat Pumps in all properties" which the Committee would like to have clarified.

23/02139/HOUSE: 15 Mortimer Hall, The Street, Mortimer, Reading, RG7 3NS

Proposed external changes at ground floor level include relocating the front window from the centre of the façade to off centre, to allow space for a new proposed front door with a new cantilevered pitched roof canopy above.

SMPC Comments: No objections.

23/02218/HOUSE: 84 The Avenue, Mortimer Common, Reading, RG7 3QX

First floor side and rear extension, together with new ground floor green roof.

SMPC Comments: No objections.

23/02227/HOUSE: 27 King Street, Mortimer Common, Reading, RG7 3RS

Proposed Replacement Porch.

SMPC Comments: No objections.

23/066

Items for information only

a The following decisions were received from West Berkshire Council:

23/01332/HOUSE: 16 Windmill Road, Mortimer Common, Reading, RG7 3RN

Demolish existing garage and construct new detached garage building.

REFUSED – 4 October 2023

SMPC Comments: No objections.

23/01866/TPW: Windmill Common – SMPC Treeworks

T1873 - Scots Pine: Remove dead minor stem. T801 - Oak: Remove deadwood more than 25mm diameter. T802 - Beech: Vandalism causing bark loss on lower stem. Remove

T813 - Scots Pine: Canker on lower stem. Potential for decay and stem failure. Remove

T1879 - Scots Pine: Dead. Remove. T1880 - Scots Pine: Dead. Remove. Holly - Remove 1/10th of all Holly throughout the common.

GRANTED – 2 October 2023

23/01985/NONMA: 45A Windmill Road Mortimer Common Reading RG7 3RJ

Non material amendment to approved 22/02675/HOUSE - Single storey rear extension and full width rear dormer at loft level. Various changes to doors and windows. Amendment - Existing concrete roof tiles on front and rear to be replaced by slate/slate-look concrete tiles (dark grey). Existing front and new rear loftlevel

dormer to be covered in either the same slate/slate-look concrete tiles (dark grey) or in Cedral cladding (grey/black) Holly - Remove 1/10th of all Holly throughout the common.

GRANTED – 11 September 2023

Eastern Area Planning Committee Decisions (at meeting on 4 October 2023)

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 30sq 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.

DEFERRED – 4 October 2023

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

Relocation of the approved commercial kitchen extractor vent.

APPROVED – 4 October 2023

b Minor matters

For information, Cllr Bridgman advised that he had attended the Eastern Area Planning Committee Meeting on 4 October to speak on behalf of SMPC.

Discussions on 23/01552/REG (Four Houses Corner) at the EAPC raised three points; no public consultation had taken place; there was a question as to the total number of residents given that the proposal was for double pitches instead of the previous single ones; and the SuDS, drainage and flooding report went against standard WBC SuDS SPD Section 5.1.2 Policy/standards. Although it was stated that there had been a consultation, it was noted that this had not taken place and SMPC would write to WBC to clarify when this will take place. A query was raised on the number of individuals that was planned to be accommodated at the redeveloped site.

23/067 Communications

None.

23/068 Future Agenda Items

None.

23/069 Exclusion of Press and Public

Not required.

Close

The meeting closed at 7.15pm.