



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 23 November 2023 @ 7.30 pm

These Minutes are subject to approval.

Present:

Councillors:

Cllr G Bridgman (Chairman), Cllr D Butler, 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 or members of the press in attendance.

Part I

23/081 Public Session

No members of public present.

23/082 Apologies

Not required.

23/083 To receive any declarations of interest

None.

23/084 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on 26 October 2023 were received. No amendments were proposed.

Proposed by Cllr Bridgman and seconded Cllr Morsley.

APPROVED unanimously for signature by the Chairman as a true record of the meeting.

23/085 Items to be taken into private session

None.

23/086 Current Projects

a. Tower House Farm

The latest planning applications discussed under agenda item 23/087 below.

b. Mortimer to Burghfield Footpath/Cycleway

Cllr. Morsley advised that due to concerns raised by Highways regarding the crossing, the planning application would be rejected. The planning application would be discussed for decision at the extraordinary Full Council meeting which was to follow this Committee meeting.

23/087 Schedule of Planning Applications

To consider the following planning applications:

23/02486/HOUSE: 5 Strawberry Fields, Mortimer, Reading, RG7 3WS

Retrospective: Single storey conservatory-style extension on rear property.

SMPC Comments: No objections.

23/02498/NONMAT: Land South of Tower Gardens, The Street, Mortimer Common, Reading

Application for a Non-Material Amendment Following a Grant of Planning Permission 19/00981/OUTMAJ - Section 73: Amendments: Minor alterations and regularisation to the areas denoted as public open space across the wider development. The approved public open space plan was submitted as part of the original hybrid application, and prior to the recent Reserved Matters (RM) consents for each of the development phases being submitted and approved, each of which has altered the areas noted as public open space to a greater or lesser degree. This submission is intended to regularise the series of minor alterations to the approved plan and present a comprehensive plan of the site showing the areas allocated as public open space. There is no increase in built form, floor area or dwelling/bedroom numbers proposed as a result of these changes.

SMPC Comments: At its meeting on 23 November 2023, the Planning Committee looked at application 23/02498/NONMAT and had no objection but the parish council would want to see a facility shown on the plans for the intended footpath at the south-western corner of the development that would give access to Drury Lane as informally agreed with the applicant.

23/02527/RESMAJ: Land South of Tower Gardens, The Street, Mortimer Common, Reading

Section 73 application to vary condition 2 (Approved Plans) of approved 22/01422/RESMAJ - Approval of reserved matters following Outline Permission 19/00981/OUTMAJ [Section 73: Variation of condition 6-approved plans of approved application 17/03004/OUTMAJ: This outline application comprises two parts: Part a) The erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sq m GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.] Matters seeking consent: Appearance, Landscaping and Scale.

SMPC Comments: The Chairman gave his analysis of the heights of the different types of retaining wall (Type 1 to Type 5) based upon the contours shown on drawing 6145.SK80, to the effect that the maximum height of wall (Type 4) on the boundary between the housing and the open space (Type 5 being used only between the housing and not lower down the site) was approximately 2 metres.

The Committee was disappointed that there was no key provided to the maximum wall heights on the plan, but agreed it would have no objection provided that the analysis of those heights was correct. Otherwise the Council would need clarification of the heights of the different types of walls proposed across the landscaping.

(Post meeting note: subsequently the Chairman circulated a table showing an analysis of maximum wall heights as follows: Type 1, 0.6m; Type 2, 0.9m; Type 3, 1.4m, Type 4, 2m; Type 5, 2.7m.)

To consider the following licensing application:

23130: Co-op, 9-15 Victoria Road, Mortimer, Reading RG7 3SH

Variation of Premises Licence 14/00066/LQN – supply of Alcohol (off sales only) Monday to Sunday 06:00 to 23:00. Currently 08:00 to 23:00.

SMPC Comments: No objection.

23/088 Four Houses Corner Public Consultation

Although this Committee had already submitted its comments to planning application 23/01552/REG3 in July, following discussion on the changes and new information that has become available on the proposed redevelopment of the site since then, it was agreed that the Chairman, Cllr Morsley and the Clerk would draft a response to the consultation and circulate to the Committee prior to submitting it to West Berkshire Council covering:

- Concern about the doubling of caravans on each pitch compared to the original proposal and requesting clarification on the number of people who could occupy each pitch.
- The need for the access, waste and emergency services plans to be revised to cover the density of the site.
- Types of tenancy agreements to be offered.

It was noted that the public meeting under this consultation was now scheduled for 11th December 2023 from 6pm to 8pm in St Johns Hall, Mortimer.

23/089 Items for information only

a. Planning decisions received from West Berkshire Council

23/01514/FUL: The Fairground, The Street, Mortimer, Reading

Installation of CCTV on the recreational area of The Fairground - two CCTV cameras mounted each on two aluminium poles attached to and located at the north-western and south-western corners of the existing tennis court compound fence to a total height of 6m.

GRANTED – 8 November 2023.

SMPC Comments: Stratfield Mortimer Parish Council are not commenting on this application as we are the applicant for the installation.

23/02455/NONMAT: 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: Installation of air source heat pump at ground level on exterior right-hand side of house. Installation will comply with Micro Generation Installation Standard: MCS 020. Heat pump will be a Vaillant aroTHERM plus 7kw model with maximum sound power level of 55 dB(A).

REFUSED – 14 November 2023 (*heat pump located within 1 metre of boundary with neighbouring property*).

23/01525/FUL: Church of St Mary, The Street, Mortimer, Reading

New handrails to south porch of church.

GRANTED – 15 November 2023 (*with condition on materials used*).

SMPC Comments: Stratfield Mortimer Parish Council supports the application and welcome the addition of handrails to the south porch which will enhance accessibility to members of the congregation.

b. Minor matter for information

None.

23/090 Communication

Items for communication:

- CCTV planning application approved and installation to be arranged shortly.
- Public consultation on Four Houses Corner to take place on 11 December 2023.

23/091 Future Agenda Items

None.

23/092 Exclusion of Press and Public

Not required.

Close

The meeting closed at 8.25 pm.