



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 11 January 2024 @ 6.45 pm

Present:

Councillors:

Cllr G Bridgman (Chairman), Cllr D Butler (arrived late), Cllr S Hill, Cllr M. Lock, and Cllr D Morsley.

For the Clerk:

B. O'Reilly

Public/Press:

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

Part I

23/0117 Public Questions

None.

23/0118 Apologies

Apologies were received from Cllr A Richardson and Cllr J Wells.

23/0119 To receive any declarations of interest

None.

23/0120 Minutes of Last Meeting

The Minutes of the Planning Committee meeting held on Thursday 21 December 2023 were received with no amendments and APPROVED unanimously for signature by the Chairman as a true record of the meeting.

23/0121 Items to be taken into private session

None.

23/0122 Current Projects

The following updates were received:

a. Tower House Farm

It was noted that:

- i. It was anticipated that there would be an update shortly on the pre-application submitted to West Berkshire Council for the Reserved Land in December.
- ii. Amendments to the retaining wall at Phase 2b of the development will be considered under agenda item 23/0123 below (planning application 23/02548/FULMAJ).

b. Mortimer to Burghfield Footpath/Cycleway

Cllr Morsley referred to the approval of the planning application for the footpath/cycleway (23/01524/FUL) (now not including the crossing, which will be undertaken by WBC).

It was noted that Full Council will look at finalising details of the design and seeking quotes for the next phase of the project.

23/0123 Schedule of Planning Applications

The following planning applications were considered:

23/02548/FULMAJ: Land South of Tower House Gardens, The Street, Mortimer

Full Planning Application for the construction of a retaining wall and for details of the appearance and landscaping within the southern public open space area pursuant to the Outline Planning Permission 17/03004/OUTMAJ as varied by the S73 Application 19/00981/OUTMAJ.

SMPC Comments: Whilst the Committee members have no objections in principle to this amendment, and consider that the revised wall and landscaping seem a better solution to that proposed in application 23/00297/RESMAJ, they do wish to raise the following issues:

- The Block Plan - Planting and Seeding drawing (ref. 510 rev H) indicates a 'badger sett' (by a section of the proposed wall below plot no 56) which was not shown on previous layouts - can the applicant clarify the meaning of this and what are the implications of badgers being present for this application and the site generally?
- What are the proposals for the maintenance of the retaining wall? (Previous applications have referred to details of maintenance issues (generally) being dealt with in information packs (etc) supplied to new occupants, but what are the arrangements and is this happening?)
- What are the arrangements for maintenance of (a) the public open space, and (b) the SUDS ponds – if there is/are s.106 agreements please supply copies/details (they do not appear to be available via the planning portal).

Finally, as raised in the Committee's comments on application 23/02498/NONMAT and subsequently confirmed by the applicant, the Committee would like to see the link to the future footpath from the south-west corner of the public open space shown on the plans.

23/02613/HOUSE: 45A Windmill Road, Mortimer Common, Reading, RG7 3RJ

Part Retrospective: Installation of an air source heat pump at ground level, down the right hand side of house.

Comments not required as a decision (granting permission) has been issued by West Berkshire Council on 11 January 2024.

23/02697/HOUSE: 19 King Street, Mortimer Common, Reading, RG7 3RS

First Floor Bedroom Extension.

SMPC Comments: No objections.

23/02812/HOUSE: Clifton, The Street, Mortimer, Reading RG7 3PE

Side two storey extension.

SMPC Comments: No objections.

23/02956/HOUSE: 29 King Street, Mortimer Common, Reading, RG7 3RS

Single storey rear extension with roof light.

SMPC Comments: The Committee have no objections in principle, but do have concerns about the parking if this proposed development increases the number of bedrooms at the property and support Highways comments (seeking a car parking layout in accordance with WBC Policy P1).

23/0124 West Berkshire Local Plan Review

Cllr Bridgman invited Jo Emberson-Wines, Chair of the Neighbourhood Plan Steering Group (NPSG), to speak to the Committee and it was agreed there would be no point in the parish council and the NPSG submitting separate responses with regard to Stratfield Mortimer. This Committee would share their comments with Ms Emberson-Wines for review at the NPSG's meeting on 16 January in order to co-ordinate a response. Ms Emberson-Wines advised that although the Steering Group had not completed their review they would include all comments raised so far. The parish council would collate all the responses before presenting to the Committee to agree the submission to the Inspector.

Cllr Bulter and Cllr Lock were asked to look at the sections they were assigned by Tuesday, 16 January, so that any relevant comments they had could be included with those received earlier from other Committee members.

It was noted that there was no obligation to submit further comments on the Local Plan Review but that, should we decide to do so, the deadlines for Matters 1-3 was 16 February 2024, and for Matters 4-13 was 22 March 2024

23/0125 Items for information only

a. Decisions received from West Berkshire Council

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.

GRANTED – 18 December 2023

SMPC Comments: No objections.

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

Proposed Replacement Porch.

GRANTED – 18 December 2023

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.

GRANTED – 5 January 2024

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.

b. Update on Four Houses Corner

Cllr Bridgman advised that further to Thames Valley Police lodging an objection at the last minute prior to the scheduled Eastern Area Planning Committee meeting on Wednesday 10 January, the EAPC had had to be cancelled and further discussion on the proposed redevelopment was therefore deferred to a later date yet to be advised. Further information would be sought as to why this objection came in so late.

c. Minor matters for information.

None.

23/0126 Communications

None.

23/0127 Future Agenda Items

WBC Local Plan Review.

23/0128 Exclusion of Press and Public

Not required.

Close

The meeting closed at 7.25 pm.