



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 8 February 2024 @ 6.45 pm

Present:

Councillors:

Cllr G Bridgman (Chairman), Cllr S Hill, Cllr D Morsley, Cllr J Wells

Officers of the Council:

L Hannawin, S Taylor

Public/Press:

Nobody attended from the public or press.

Part I

23/0129 Public Questions

None.

23/0130 Apologies

To receive apologies for absence.

Apologies were received from Cllr D Butler and Cllr A Richardson.

Cllr M Lock did not attend, and no apologies received.

23/0131 To receive any declarations of interest

To receive from Members at this point or at any point during the meeting, in respect of any items included on the agenda, disclosure of any interests in line with the Parish Council's Code of Conduct and gifts and hospitality in line with Government legislation.

None.

23/0132 Minutes of Last Meeting

To receive and APPROVE the Minutes of the Planning Committee meeting held on Thursday 11 January 2024.

The Minutes of the Planning Committee meeting held on Thursday 11 January 2024 were received with no amendments and **approved** unanimously for signature by the Chairman as a true record of the meeting.

23/0133 Items to be taken into private session

To determine which items, if any, of the Agenda should be taken with the public excluded.

None.

23/0134 Current Projects

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

a. Tower House Farm

Cllr Morsley confirmed that West Berkshire Council (WBC) has approved the application regarding the design change for some of the houses in MOR006 Phase 2b. The application regarding the retaining wall and the open space has not yet been approved. Once it has, then TA Fisher is expected to withdraw their appeal in respect of the application relating to the more substantial retaining structure.

b. Mortimer to Burghfield Footpath/Cycleway

Cllr Morsley confirmed that quotes have been received for the next stage of work, but further clarification is needed on the information provided. Once clarification has been received, the Working Party shall meet to review the quotes and make recommendations.

23/0135 Schedule of Planning Applications

To receive and note the following applications:

23/02934/CERTP: Rowens, Ravensworth Road, Mortimer West End, Reading RG7 3UD

Proposed part loft conversion and insertion of 4 no. Velux skylights.

SMPC Comments:

The application was noted, and no comments were made.

23/02936/CERTP: 2 The Avenue Mortimer Common, Reading, RG7 3QY

Rebuild of existing Conservatory.

SMPC Comments:

The application was noted, and no comments were made.

24/00024/PACOU: 6a Victoria Road, Mortimer Common, Reading, RG7 3SE

Application to determine if prior approval is required for a proposed: change the use of the current offices (Class E) on the first floor to a residential dwelling (Class C3)

SMPC Comments:

The application was noted. The parking requirement when office space is converted to domestic use under permitted development was queried. It needs to be clarified if there is adequate parking in this case – agreed to write to WBC on this point.

23/0136 West Berkshire Local Plan Review 2022 – 2039

- a. To consider the questions raised regarding the concerns expressed by Burghfield AWE (MOD) and the Environment Agency on the allocated large development within the parish of Burghfield (reference 23-0136 a1 WBC's Local Plan Review**

Proposed Submission RSA12 pg 109) and the effect upon neighbouring parishes and resolve any actions to be taken.

The questions raised were considered and answers agreed as follows:

1. SMPC has received the correspondence from the Planning Inspectorate dated the 22 November 2023 and is responding accordingly.
2. The site in question - Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common - has planning permission and, therefore, the concerns expressed by the AWE and the Environment Agency regarding this site as part of the Local Plan Review are somewhat after the event (and their relevance is therefore questioned).
3. Given the comments above regarding the concerns expressed by AWE and the EA, it is not appropriate for SMPC to express any view.

b. To receive and resolve the comments to be submitted on the Local Plan to the Inspectorate.

Cllr Bridgman proposed that the comments already formulated by members of the Planning Committee and the Neighbourhood Plan Steering Group be submitted to the Inspectorate.

Seconded by Cllr Morsley.

Resolved unanimously.

23/0137 Basingstoke and Dean Local Plan Update (2021-2040)

To consider the Basingstoke and Deane Local Plan Update and resolve any comments to be submitted (information may be found at Have your say on the draft Local Plan Update (basingstoke.gov.uk))

Cllr Morsley had reviewed the Basingstoke and Deane Local Plan Update and confirmed that no land near Stratfield Mortimer is affected. It was agreed that there were no comments to make.

23/0138 Items for Information Only

a. Decisions received from West Berkshire Council

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

Single storey rear extensions and internal alterations. (*adjacent parish*)

GRANTED – 11 January 2024

SMPC Comments: No objections.

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

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

GRANTED – 26 January 2024

SMPC Comments: No objections.

23/02602/HOUSE: 3 Birchland Close, Mortimer West End, Reading, RG7 3UG

First floor side extension above existing single storey, flat roof extension (to be rebuilt).

GRANTED – 29 January 2024

SMPC Comments: No objections.

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.

GRANTED – 11 January 2024

Permission granted prior to Planning Committee meeting on 11 January.

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

First Floor Bedroom Extension.

GRANTED – 29 January 2024

SMPC Comments: No objections

23/02705/NONMAT: Land South of Tower Gardens, The Street, Mortimer Common, Reading

Non Material amendment to planning permission 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. Amendment: Changing the approved car port on Plot 46 only into a garage, increasing the size of the driveway to accommodate 3 off-street parking spaces and amend window positions.

GRANTED – 11 January 2024

This was to resolve issues with the parking layout at front of the property to meet required standards for 4-bedroom property.

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

Side two storey extension.

GRANTED – 26 January 2024

SMPC Comments: No objections

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.

GRANTED – 1 February 2024

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.)

b. Update on Four Houses Corner

Cllr Bridgman confirmed there is no further update, and the application is waiting on a date for it to be referred back to the Eastern Area Planning Committee.

c. Planning applications, site notices and relevant dates

Email correspondence has been undertaken with WBC's Planning & Economy Support Manager (who manages the team that validates planning applications), with regards to the different types of applications, site notices and, if relevant, the length of time in which consultees must respond. WBC are going to provide a summary of the information for reference purposes.

d. Minor Matters for Information

- Cllr Hill raised the issue of flooding and more houses being built before the necessary infrastructure is in place.
- Cllr Bridgman reported that the design consultants for the Windmill Court planning application have responded to questions raised by WBC and have revised the plans accordingly. The revised plans will be considered at the next meeting.
- Cllr Morsley gave apologies for her absence for the next few meetings due to personal reasons.

23/0139 Communications

To identify any items for communicating

No specific items to be communicated. The latest newsletter has gone to print and will be ready shortly for sorting and delivery.

23/0140 Future Agenda Items.

To identify future agenda items.

23/01589/FULMAJ Windmill Court.

23/0141 Exclusion of Public and Press.

To pass a resolution to exclude members of the press and public from the meeting at Part II, items identified at 23/0133 on the Agenda, due to the confidential nature of the information being discussed.

Not required.

Close

The meeting closed at 19:25.