



## 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 22 February 2024 @ 19:30**

#### **Present:**

##### **Councillors:**

Cllr G Bridgman (Chairman), Cllr D Butler, Cllr S Hill, Cllr M Lock (arrived 19:36), Cllr A Richardson, Cllr J Wells.

##### **Officers of the Council:**

L Hannawin, S Taylor

##### **Public/Press:**

Two members of the public attended and no members of the press.

#### **Part I**

##### **23/0142 Public Questions**

Two members of the public attended with regards to planning application 24/00054/FUL: St Margarets Ravensworth Road Mortimer West End Reading RG7 3UD.

##### **23/0143 Apologies**

**To receive apologies for absence.**

Apologies were received from Cllr Morsley.

Cllr M Lock had given notification that she may be late.

##### **23/0144 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.

## 23/0145 Minutes of Last Meeting

To receive and APPROVE the Minutes of the Planning Committee meeting held on Thursday 8 February 2024.

The Minutes of the Planning Committee meeting held on Thursday 8 February 2024 were received with no amendments and **approved** unanimously for signature by the Chairman as a true record of the meeting.

## 23/0146 Items to be taken into private session

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

None.

## 23/0147 Current Projects

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

### a. Tower House Farm

Cllr Bridgman confirmed that TA Fisher are still waiting on the pre application for the Reserved Land and approval for the engineering solution for the retaining structure for the wall. Once approval for the engineering solution is received it is expected that TA Fisher shall withdraw their appeal regarding the previous proposal for the wall.

### b. Mortimer to Burghfield Footpath/Cycleway

Cllr Butler confirmed a meeting was held with Ridge and Partners LLP to discuss the proposal for the next stage of work that is needed to go out to tender for the cycleway construction. The cost of the proposal was higher than budgeted and will, therefore, be given further consideration by full Council. A list of deliverables and a written specification of the works has been requested from Ridge.

## 23/0148 Schedule of Planning Applications

To receive and note the following applications:

### 23/01859/FULMAJ: Windmill Court Windmill Road Mortimer Common Reading RG7 3RL

Demolition of Windmill Court and the erection of 24no. dwellings, car parking, landscaping and other associated works.

**SMPC Comments:** The committee has no new comments for the amendments. The comments from 24<sup>th</sup> August 2023 still stand as follows:

*The Committee reviewed the planning documentation and were concerned that although the issue had been discussed with the parish council, the developer, Sovereign Housing, has not included obligations on the local lettings plan as outlined in its communication to Cllr. Morsley on 9th June 2023:*

*“Nominations related to rented units only: The exact details of the local lettings plan will ultimately need to be agreed with West Berkshire Council Housing Enabling team, as the final decision rests with them. However, we are willing to propose the following:*

- *1 bed maisonettes only*

- *First Priority / First cascade – Returning Windmill Residents.*
- *Second cascade (should all the homes not be occupied by returning Windmill Residents)- Older Persons from Mortimer / connection to Mortimer.*
- *Third and Final cascade – General Needs Housing to anyone on the housing register in West Berkshire.*

*With regards to the other rented properties on site only, we are willing to enter into a Local Lettings agreement to give first priority to local people with a connection to Mortimer, with the second and final cascade – General Needs Housing to anyone 1 on the register in West Berkshire. We would imagine that there would be sufficient demand to let all of the homes during the first and second cascade.”*

*The parish council would like to see a condition included that the Local Lettings agreement is put in place before occupation.*

*The Committee noted that despite good communication with Sovereign Housing, we have found various errors in the Design & Access Statement documentation which was disappointing, e.g. referring to “Stratfield & Mortimer” NDP and a bank which has been closed for a while.*

*It was also noted that the planning application form does not refer to the current number of parking spaces available on the site under the section ‘Vehicle Parking’ – it just refers to 49 proposed parking spaces*

*Overall, the Committee were happy with the basics of the proposed layout and dwellings but found the aesthetics on the front elevations disappointing in look and quality, such as arches above the windows.*

#### **24/00054/FUL: St Margarets Ravensworth Road Mortimer West End Reading RG7 3UD**

Demolition of existing dwelling and garage and construction of replacement dwelling.

**SMPC Comments:** The committee has no objection to this application.

### **23/0149 Applications for Future Consideration**

To note any further new applications, which will become meeting agenda items in due course:

#### **24/00262/HOUSE: 16 The Crescent Mortimer Common Reading RG7 3RU**

Single storey rear extension, garage conversion and front extension to garage to provide covered car port with associated fenestration and new chimney flue

#### **24/00296/HOUSE: 17 Stephens Firs Mortimer Reading RG7 3UY**

Single storey rear extension with flat roof together with the creation of an enclosed front entrance porch. Side lean-to replaced with a masonry garage block including flat roof.

#### **24/00298/HOUSE: 68 Windmill Road Mortimer Common Reading RG7 3R**

Installation of air source heat pump

## **23/0150 Items for Information Only**

### **a. Decisions received from West Berkshire Council**

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

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

**APPROVED** – 14 February 2024

**SMPC Comments:** The application was noted, and no comments were made.

#### **23/02936/CERTP: 2 The Avenue Mortimer Common Reading, RG7 3UD**

Replace existing conservatory with a single storey rear extension.

**APPROVED**– 14 February 2024

**SMPC Comments:** The application was noted, and no comments were made.

### **b. Update on Four Houses Corner**

Cllr Bridgman confirmed there is no further update, and the application is waiting on the date for the next Eastern Area Planning Committee meeting.

### **c. Minor Matters for Information**

Notification has been received that Hungerford Town Council are consulting on their draft Neighbourhood Development Plan. The consultation runs until Friday 29 March.

Cllr Bridgman confirmed that the responses to the Local Plan Inspectorates questions in Matters 1 to 3 have been submitted. Further comments on Matters 4 – 13 are due 22 March. Cllr Bridgman will revisit the task set at a previous meeting and ask for responses from Committee members to the specific questions raised on Matters 4 - 13.

Cllr Bridgman reported that dates have been set for the public Hearing Sessions to consider the Local Plan Review. It was agreed that no attendance is needed.

## **23/0151 Communications**

### **To identify any items for communicating**

No specific items to be communicated.

## **23/0152 Future Agenda Items.**

### **To identify future agenda items.**

Local Plan Review and responses to Matters 4 - 13.

## **23/0153 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 23/0146 on the Agenda, due to the confidential nature of the information being discussed.**

Not required.

## **Close**

The meeting closed at 20.10.