



Stratfield Mortimer Parish Council

Minutes of the Planning Committee held in the Mortimer Methodist Hall, 17 West End Road, Mortimer RG7 3TB on Thursday 11 April 2024

Present

Councillors

Cllrs G Bridgman (Chairman), D Butler, H Kilshaw, M Lock, D Morsley, A Richardson, J Wells

Officers of the Council

L Hannawin, S Taylor

Public/Press

No members of the public or press attended

Part I

23/0167 Public Questions

No public present and none received.

23/0168 Apologies

Apologies were received from Cllr S Hill.

23/0169 To receive any declarations of interest

None received.

23/0170 Minutes of last meeting

The Minutes of the Planning Committee meeting held on Thursday 14 March 2024 were received with no amendments and **approved** unanimously for signature by the Chairman as a true record of the meeting.

23/0171 Chairman's remarks

Cllr Bridgman reported:

- the Government's Accelerated Planning consultation shall be being discussed at Agenda item 23/177;
- the revised version of the National Planning Policy Framework (NPPF) will be considered at the next meeting.

23/0172 Items to be taken into private session

None.

23/0173 Policies

No policies needed to be discussed.

23/0174 Current Projects

a Tower House Farm

Cllr Bridgman reported that West Berkshire Council (WBC) have now responded to TA Fisher's pre-planning application for the preferred option for the Reserved Land and it is expected that TA Fisher will now be progressing with the full planning application.

b Mortimer to Burghfield Footpath/Cycleway

Cllr Morsley reported that the next stage in the project is for Aspect Ecology to carry out the Dormouse Survey. The budget for this has already been approved.

23/0175 Schedule of Applications

24/00296/HOUSE: 17 Stephens Firs Mortimer Reading RG7 3RU

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.

SMPC Comments: The planning committee noted the comment by Highways and questioned whether it takes into account the fact that one of the parking spaces offered is within a garage and would therefore not normally be counted under policy P1. For a 4-bedroom house as per policy P1 there should be 3 parking spaces and one cannot be a garage.

24/00298/HOUSE: 68 Windmill Road Mortimer Common RG7 3RL

Installation of air source heat pump.

SMPC Comments: No objections, but the committee note the comments made by Environmental Health regarding the carrying out of a noise survey. These applications are going to become more frequent and therefore the question of noise and its impact on neighbours is important.

24/00448/HOUSE: 33 Stephens First Mortimer Reading RG7 3XB

Two storey side and rear, single storey front and rear extensions.

SMPC Comments: The committee supports the comments made by Highways in that there needs to be compliance with policy P1 when increasing from 3 to 5 bedrooms. If it can be shown that the parking spaces comply with P1 then the committee have no other objections.

23/0176 Applications for Future Consideration

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.

24/00405/HOUSE: 14A Stephens Close Mortimer Common Reading RG7 3TX

Two storey rear extension.

24/00395/HOUSE: 5 Briar Lee Road Mortimer Common Reading RG7 3SA

Side Extension revised from previous approval with Gable roof and Dining area extended by 500mm.

24/00482/HOUSE: 6 Orchard Road Mortimer RG7 3QN

Demolition of conservatory and two storey rear extension.

23/0177 Accelerated Planning System Consultation

Cllr Bridgman reported that the Accelerated Planning System relates to commercial applications rather than housing. They are proposing to reduce the time limit for decisions to be made, however it may lead to further refusals and appeals if the planning authority do not have the staff resources required.

23/0178 Items for information only

a Decisions received from West Berkshire Council

23/00054/FUL: St Margarets Ravensworth Road Mortimer West End Reading RG7 3UD

Demolition of existing dwelling and garage and construction of replacement dwelling

WITHDRAWN – 19 March 2024

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

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

Demolish existing garage and construct new detached garage building.

DISMISSED ON APEAL – 20 March 2024

SMPC Comments: At its meeting on 13th July 2023, under agenda item 23/0030, the Planning Committee of Stratfield Mortimer Parish Council reviewed the planning application and had no objections to the proposed construction of a new detached garage building at 16 Windmill Road.

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)

APPROVED subject to conditions – 27 March 2024

SMPC Comments: 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.

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

Single storey rear extension with roof light.

APPROVED – 28 March 2024

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).

23/01552/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 30 sq 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 are to be located within the site.

APPROVED – 3 April 2024

SMPC Comments: At its meeting on 27th July 2023, under item 23/0041, the SMPC Planning Committee considered the application 23/01552/REG3 and have no objections to the proposed redevelopment of the site but did have some concerns as follows:

- The Design and Access Statement v3.3 (“D&A”) states the site is in Ufton Nervet but the site is within the parish boundary of Stratfield Mortimer.
- Items 2.2 and 2.7 of the D&A state that a public consultation will take place but this has not been held to date.
- Item 5 of the D&A references no known planning history for the site but on checking West Berkshire’s planning portal, two are clearly listed from 1980 and 1981, i.e. 81/14908/ADD and 80/12338/ADD.
- Item 6 of the D&A states the access road is to be tarmacked for the first 10 metres. The remainder is of a permeable material to allow for SUDS drainage. It was noted this can still be a Tarmac type material.
- Under item 9, the Committee were concerned with the wording that the “site is by necessity located away from other developments” as already used as a Travellers and Gypsy site (but is in fact currently vacant) and a reference to there being no public transport provision but in the next point state that public transport bus stops are located near the entrance to the site. With regard to ecological considerations not being taken into account we believe they should be, and see no reason for their omission.
- The Committee would be interested to know what plans are going to be put in place to stop recontamination of the site in future?
- Item 10.1 regarding site access and local facilities there is no direct link from the site for pedestrians to nearby public footpaths STRA/30/1 and STRA/29/1 but by walking alongside busy main road.

b Minor matters for information.

- West Berkshire Council has successfully secured £90,000 funding to help clear a backlog of planning applications.
- Cllr Bridgman said that the WBC Planning portal is not always updated correctly - for example, 33 Stephens Firs has status “Awaiting case officer,” yet it has an orange notice (indicating that a case officer has been appointed). To be reported to WBC Planning.
- Agreed to remove column ‘Sign up at D?’ from orange sign tracker document as now not needed since planning applications are only discussed if orange sign is up.

23/0179 Communications

No items for communicating identified.

23/0180 Future Agenda Items

National Planning Policy Framework (NPPF) – to review the revised version of the NPPF, published by the Government on 19 December 2023 (the NPPF sets out the government’s planning policies for England and how these should be applied).

Part II (if needed)

23/0181 Exclusion of Public and Press

Not required.

Close

The meeting closed at 19:19.