



## Planning Committee Meeting

Thursday, 11 April 2024

23/0178 a

### Planning decisions and information from West Berkshire Council

#### West Berkshire Council Decisions

**24/00054/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**WITHDRAWN** – 19 March 2024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

**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.