



## Stratfield Mortimer Parish Council

### **Minutes of the Meeting of the Planning Committee held in the Mortimer Methodist Hall, 17 West End Road, Mortimer RG7 3TB on Thursday 8 August 2024**

#### **Present**

##### **Councillors**

Cllrs G Bridgman (Chairman), S Hill, H Kilshaw, M Lock, D Morsley, J Wells

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

S Taylor

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

7 members of the public and no press attended.

#### **Part I**

##### **24/046 Public Questions**

During agenda item 24/055 the 7 members of the public asked questions and raised concerns in relation to planning applications 24/01308/FUL-49 Stephens Close and 24/01214/FUL-Pinecroft, St Catherines Hill. No other public questions were raised.

##### **24/047 Apologies**

Apologies were received from Cllr A Richardson.

##### **24/048 To receive any declarations of interest**

None received.

##### **24/049 Minutes of last meeting**

The Minutes of the Planning Committee meeting held on Thursday 25 July 2024 were received with no amendments and approved unanimously for signature by the Chairman as a true record of the meeting.

## 24/050 Chairman's remarks

Cllr Bridgman reported that planning application 24/01212/FUL 37-39 King Street has been called in to the Eastern Area Planning Committee meeting by District Councillor Nick Carter in the event that officers recommendation is to approve, on the ground of neighbour impact. Cllr Bridgman commented that (in his view) the application should be rejected by Highways on parking provision alone.

# Cllr Bridgman moved agenda item 24/055 planning applications 24/01308/FUL and 24/01214/FUL to be taken next.

## 24/055 Schedule of Applications for consideration

### 24/01308/FUL: 49 Stephens Close Mortimer Common Reading RG7 3TY

Erection of detached dwelling with associated parking and garden area.

Members of the public present gave their views and the Committee then debated the application.

**SMPC Comments:** The Committee would object on the following grounds (with the proposed house referred to below as "New", and the existing house at no 49 as "Existing"):

- the details of the application were sparse in the extreme with necessary details such as dimensions missing – the CIL form referred to a gross internal area of 200 sq m, but without properly scaled floor plans it was difficult to follow how this area was arrived at;
- the plans didn't make sense – for example 'Proposed elevations' showed a ridge line at the rear of New on the north and south elevations, but not on the west;
- the second story windows labelled "flat roof dormer" did not correspond with some of the drawings, elevations etc, so it was impossible to properly understand what was proposed – 'Proposed roof plan' seemed to show them in a ridged roof, but 'Proposed roof plans' (Attic) seemed to show them in a vertical elevation (and whatever was correct, they didn't appear to be dormers in any event but rather Velux style windows);
- if approved, the glazing on both side elevations of New at first floor level should be obscured to reduce overlooking/improve privacy (the application had obscured glazing on the side adjacent to no 48, but not on the side adjacent to Existing);
- although the supporting statement referred to the NPPF and WBC Development Plan, it failed to reference the NDP and detail whether (and how) it complied with it;
- Policy P1 (adopted by the NDP) required three parking spaces for a four-bedroom house, but the plans failed to show how such spaces existed (if they did) for New, nor whether there remained sufficient spaces in accordance with P1 for Existing;
- the question of available amenity space for New, and the remaining amenity space for Existing, was not addressed and it was unclear if there was sufficient amenity space for New and Existing.

## 24/01214/FUL: Pine Croft St Catherines Hill Street Mortimer RG7 3UT

Demolition of existing dwelling and Erection of 2no. semi-detached dwellings. Use Class C3 Dwellinghouse.

Members of the public present gave their views and the Committee then debated the application.

**SMPC Comments:** The Committee would object on the following grounds:

- the proposed building was much taller (by a factor of approximately 1.5m) than neighbouring buildings, including the adjacent block of flats (as could be seen in the proposed street scene) - the height of the roof was unwarranted, and the building as a whole would have a significant negative visual impact as viewed from the street and from various neighbouring homes, especially since much of the current screening vegetation would be removed;
- there were plans for the ground and first floors, but no plan for the attic space, yet there were Velux type windows in both rear roof elevations – it was concerning that the applicant would seek to develop the roof space (eg under permitted development rights), particularly given (see above) what appeared to be a roof space height in excess of what would be required for attic storage (etc);
- if the application was approved despite the objections, permitted development rights to convert the attic space to living accommodation should be removed;
- the Highways comments that the proposed parking spaces shown did not meet parking policies were supported;
- the application included an application for an exemption from CIL for self-build for one of the houses (and the CIL form for the other house had an error in the proposed gross internal area table (1960 rather than 196) with net figures not being shown) - the intention of the applicant to live in the self-build house had been questioned by several members of the public, and the Committee questioned whether one of these properties would truly be self-build.

In addition the Committee noted that the Highways comment that the P1 requirement for 2.5 spaces for a three-bedroomed property should be rounded up to 3 per property. Up to now, the Committee had worked on the basis (for all multiple dwelling applications) that the calculation was to multiply the required spaces (eg, here, 2.5) by the number of proposed dwellings of that type (here, 2) and then round up if necessary. Thus, the Committee was working on 5 spaces being required, not 6 (although, of course, it is likely that this applicant would want to provide an equal number of parking spaces for each property). This point would be raised with WBC as part of the response.

# Those items of interest to the public attending having been dealt with, Cllr Bridgman returned to the agenda order.

### 24/051 **Items to be taken into private session**

None.

### 24/052 **Policies**

No policies needed to be discussed.

### 24/053 **Current Projects**

**a Tower House Farm**

Cllr Morsley reported that the developers had asked for, and the office had supplied, some documentation to show where the footpath to be provided by Englefield would be located.

**b Mortimer to Burghfield Footpath/Cycleway**

Cllr Morsley reported that Ridge had been commissioned to undertake additional works. These are required for topography and arboriculture as the route has a slight change after discussions with West Berkshire Highways and also as the bridge needs to be moved.

**24/054 To consider West Berkshire Council's Draft statement of Gambling Principles and resolve any comments to be submitted on the consultation.**

Cllr Bridgman reported that the changes in the draft statement are minor and suggested to go back to West Berkshire Council with no comment.

**24/055 Schedule of Applications for consideration (continued)**

**24/01347/HOUSE: 52 The Crescent Mortimer Common Reading RG7 3RU**

Conversion and extension works to both garage and workshop areas.

**SMPC Comments:** The Committee had no objection.

**24/01349/HOUSE: 84 The Avenue Mortimer Common Reading RG7 3QX**

Section 73: Variation of Condition 2 (Approved Plans) of previously approved application 23/02218/HOUSE: First floor side and rear extension, together with new ground floor green roof. Amendment: Increase scale of first floor side extension, internal alterations and removal of first floor rear extension.

**SMPC Comments:** The Committee had no objection.

**24/056 Schedule of Applications to note**

**24/01485/TPW: 76 Victoria Road Mortimer Common Reading RG7 3XQ**

G1 - Holly - Reduce height to old points at approximately 4 metres.

**24/057 Applications for Future Consideration**

**24/01472/HOUSE: 64 Stephens Firs Mortimer Common Reading RG7 3UY**

Side first floor extension and rear ground floor extension.

**24/058 Items for information only**

**a Decisions received from West Berkshire Council**

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

Installation of air source heat pump

**REFUSED** – 25 July 2024

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 11 April 2024, under item 23/0175. 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.

**24/01099/CERTP: 2 West End Road Mortimer Common Reading RG7 3SY**

Conversion of existing double garage into habitable accommodation, filling in the covered link between the garage and the house, a new flat roof over the existing garage, link and existing single storey side extension. New driveway in permeable surfacing.

**APPROVED** – 30 July 2024

**b Minor matters for information.**

None.

**24/059 Communications**

No items for communicating identified.

**24/060 Future Agenda Items**

None.

**Part II (if needed)**

**24/061 Exclusion of Public and Press**

Not required.

**Close**

The meeting closed at 20:58