



## 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 12 September 2024**

#### **Present**

##### **Councillors**

Cllrs S Hill (Chairman), H Kilshaw, J Wells

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

S Taylor

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

2 members of the public and no press.

#Due to the absence of Chairman G. Bridgman Cllr S Hill was unanimously voted in as Chairman.

#### **Part I**

##### **24/062 Public Questions**

Continued concerns were raised for 24/01214/FUL – Pinecroft, St Catherines Hill under agenda item 24/070.

##### **24/063 Apologies**

Apologies were received from Cllrs G Bridgman, D Morsley, A Richardson. Cllr M Lock had sent apologies for lateness, but meeting was finished before she arrived.

##### **24/064 To receive any declarations of interest**

None received.

## **24/065 Minutes of last meeting**

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

## **24/066 Chairman's remarks**

Cllr Hill remarked that at the next Full Council meeting the Council should discuss adding additional councillors to the Planning Committee.

## **24/067 Items to be taken into private session**

None.

## **24/068 Policies**

No policies needed to be discussed.

## **24/069 Current Projects**

### **a Tower House Farm**

No updates.

### **b Mortimer to Burghfield Footpath/Cycleway**

To be discussed at the Full Council meeting following this meeting.

## **24/070 Schedule of Applications for consideration**

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

Amended Plans – 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 Planning Committee objects on the following grounds: -

-The roof height at 8.1 metres is still too high and not in line with other properties. The Colt House, Sweetzers Piece application (05/00628/RESMAT or 05/01997/REM,) established a precedent for lower roof heights, which the current plans disregard. The application therefore changes the street scene.

-The 'Arbtech Preliminary Ecological Appraisal and Roost Assessment' – 'Appendix 3 Proposed plan' still shows the rooflights, which they say are removed in the amended plan. Having rooflights gives the opportunity for a 3rd bedroom in the loft.

The committee would also like to know who owns the trees lining the plot and whether the applicant can remove these.

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

Amended Plans – Erection of detached dwelling with associated parking and garden area.

**SMPC Comments:** The amended plans show little difference and at the planning meeting of 12 September the Committee agreed that the previous comments stand:

Objection (in this response the proposed house is referred to as “New” and the existing house at no 49 is referred to as “Existing”):

- The details of the application are sparse in the extreme with necessary details such as dimensions missing – the CIL form refers to a gross internal area of 200 sq m but without properly scaled floor plans it is difficult to follow how this area is arrived at.
- The plans don’t make sense – for example Proposed elevations shows a ridge line at the rear of New on the north and south elevations, but not on west.
- The second story windows labelled “flat roof dormer” do not correspond with some of the drawings, elevations etc, so it is impossible to properly understand what is proposed – Proposed roof plan seems to show them in a ridged roof, but Proposed roof plans (Attic) seems to show them in a vertical elevation. Whatever is correct, they don’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 has obscured glazing on the side adjacent to no 48, but not on the side adjacent to Existing).
- Although the supporting statement refers to the NPPF and WBC Development Plan, it fails to reference the Stratfield Mortimer Neighbourhood Development Plan and detail whether (and how) it complies with this planning policy.
- Policy P1 (adopted by the SMNDP) requires three parking spaces for a four bedroom house, but the plans fail to show how such spaces exist (if they do) for New, nor whether there remain sufficient spaces in accordance with P1 for Existing.
- The question of available amenity space for New, and the remaining amenity space for Existing, is not addressed and it is unclear if there is sufficient amenity space for New and Existing

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

Side first floor extension and rear ground floor extension.

**SMPC Comments:** The Planning committee raised no objections.

### **24/071 Schedule of Applications to note**

#### **24/01603/CERTP: 20 Orchard Road, Mortimer, Reading RG7 3QN**

Rear single storey extension following demolition of conservatory; Front porch canopy; Alterations to ground floor fenestration; Driveway extension.

#### **24/01604/CERTE: Prospect Cottage, 26 Windmill Road, Mortimer Common, Reading RG7 3RN**

Existing garage converted to home office.

#### **24/01690/NONMAT: Land South of Tower Gardens, The Street, Mortimer Common, Reading**

Non Material amendment application to planning application 23/00072/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, Layout and Scale. Amendments: New Pedestrian Access, Move link to Public Footpath and Removal of Footbridge

## **24/072 Applications for Future Consideration**

None at present.

## **24/073 Items for information only**

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

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

Demolition of conservatory and two storey rear extension

**APPROVED** – 6 August 2024

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 23 May 2024, under item 24/009. The Planning Committee had no objections

#### **24/00957/HOUSE: 37 Victoria Road Mortimer Common RG7 3SH**

Proposed single storey rear extension to replace existing lean-to, proposed bay window on front elevation to replace existing porch, proposed timber frame open canopy and proposed 3.7m wide dropped kerb.

**APPROVED** – 15 August 2024

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 13 June 2024, under item 24/024 The planning committee wonder if the application succeeds, and the bay window is built whether it will allow enough space for parking in the front garden. There is also a concern that the appearance of the proposed bay window is not in keeping and in compliance with the design principles of the Neighbourhood Development Plan policy "9.2.5 - Building Design and Style" and is a stark difference to the rest of the terrace and will change the street scene.

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

Conversion and extension works to both garage and workshop areas.

**APPROVED** – 28 August 2024

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 8 August 2024, under item 24/055 and has 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.

**APPROVED** – 28 August 2024

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 8 August 2024, under item 24/055 and has no objection.

**24/01122/FUL: St Margarets Ravensworth Road Mortimer West End Reading RG7 3UD**

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

**APPROVED** – 2 September 2024

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 25 July 2024, under item 24/039 The planning committee has no objection but would like to note that the CIL form is incorrectly filled in. Under section 7 it mentions that the Existing buildings are occupied, which is not the case as the building has been inhabitable for some time. In addition, there is no Biodiversity Net Gain statement, which is mandatory since 12th February 2024.

**24/00933/HOUSE: 16 Windmill Road Mortimer Common Reading RG7 3RN**

Demolish existing garage and construct new detached garage building.

**APPROVED** – 6 September 2024

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 13 June 2024, under item 24/024 The Planning Committee has no particular observations to make but notes the previously refused application for a similar building (23/01332), also dismissed at appeal, and wonders precisely how different this is. If this application is granted permission, the Committee seeks a condition that it can only be used for private, and not commercial, use.

**24/01603/CERTP: 20 Orchard Road Mortimer Reading RG7 3QN**

Rear single storey extension following demolition of conservatory; Front porch canopy; Alterations to ground floor fenestration; Driveway extension.

**APPROVED:** - 6 September 2024

**b Minor matters for information**

None.

**24/074 Communications**

No items for communicating identified.

**24/075 Future Agenda Items**

None.

**Part II (if needed)**

**24/076 Exclusion of Public and Press**

Not required.

**Close**

The meeting closed at 19:17