



Planning Committee Meeting

Thursday, 10 October 2024

24/084

Planning decisions and information from West Berkshire Council

West Berkshire Council Decisions

24/01363/TPW: Land Rear of 1 – 3 St Johns Close Mortimer Common Reading

Proposed works as per submitted AIA from SJ Stephens Associates - Project No. 911 - Report Date 30th May 2024.

Plus the following additional works following site visit with Tree Officer:

T136 Oak - 4m reduction of lower limb.

G137 Hazel - Reduce crown back to boundary line.

T200 Ash - max 2.5m tip reduction of two minor branches overhanging Fisher site.

T200a Ash - remove 5 lowest primary branches, plus max 2.5m tip reduction of two lowest branches over hanging Fisher site.

T202 Cherry - crown lift to 5m agl.

All trees, 1m tip reduction (to 12m height as required), to facilitate rig operation during piling / fencing operation.

APPROVED – 9 September 2024

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

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

APPROVED – 20 September 2024

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.

APPROVED - 30 September 2024

22/01743/MDOPO: Street Record Woodside Close Mortimer Common Reading

Modification of Planning Obligation on Approved Application 145732 - Application to vary the Section 106 Agreement dated 27 April 1995 made between (1) Stratfield Mortimer

Parish Council (2) English Villages Housing Association Limited and (3) Newbury District Council relating to land situated at Windmill Road, Stratford Mortimer, Berkshire
CASE CLOSED – 27 September 2024

24/01884/COND: St Margarets Ravensworth Road Mortimer West End Reading RG7 3UD

Approval of details reserved by Condition Nos. 3 (Construction Method Statement (CMS)), 6 (Schedule of Materials) and 9 (Construction Environmental Management Plan (CEMP)) of Approved Application 24/01122/FUL : Demolition of existing dwelling and garage and construction of replacement dwelling.

APPROVED – 3 October 2024

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

Erection of detached dwelling with associated parking and garden area.

APPROVED – 4 October 2024

SMPC Comments - The amended plans show little difference and at our planning meeting of 12 September the Planning Committee agreed that our previous comments remain:

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