



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 9 January 2025

Present

Councillors

Cllrs A Richardson (Chairman), G Bridgman, S Hill, M Lock (arrived 18:47), D Morsley, J Wells

Officers of the Council

S Taylor

Public/Press

No members of the public or press attended.

Part I

24/124 Apologies

Apologies were received from Cllr H Kilshaw.

24/125 To receive any declarations of interest

None were received.

24/126 Public Questions

None received.

24/127 Minutes of last meeting

The Minutes of the Planning Committee meeting held on Thursday 12 December 2024 were received with no amendments and approved unanimously for signature by the Chairman as a true record of the meeting.

24/128 Chairman's remarks

- Cllr Richardson wished everyone a Happy New Year.
- Cllr Richardson reported that he attended an Introduction to Planning webinar with HALC and found it very informative.

- Cllrs Richardson and Bridgman will attend the Eastern Area Planning Committee on 15 January via Zoom as the agenda includes planning application 24/01212/FUL - 37-39 Kings Street.
- Cllr Richardson mentioned that the new NPPF was re-issued on 12 December 2024.
- Cllr Bridgman mentioned he has enquired with WBC about CIL training for officers and councillors.

24/129 Items to be taken into private session

None.

24/130 Policies

No policies needed to be discussed.

24/131 Current Projects

a Tower House Farm

Cllr Bridgman reported that we are still waiting for a planning application for the reserved land, which was expected before Christmas.

WBC also passed two section 73 applications. One for the wall and one for the public open space. Despite these being approved there has been no feedback from the developer TA Fisher on who is going to maintain it.

b Mortimer to Burghfield Footpath/Cycleway

Cllr Morsley reported that a small tree survey will be done on 17 January, with the results expected in about 10 days. Ridge have submitted all the documents for the 2nd stage road safety audit. A response is expected the week beginning the 20 January. Ridge will then send the whole pack to WBC for technical review in the first week of February.

24/132 Schedule of Applications for consideration

24/02579/FULMAJ: Perrins Farm Beech Hill Road Mortimer Reading RG7 2AL

Subdivision of existing farmhouse from one to two C3 dwellinghouses, change of use of agricultural building to three C3 dwellinghouses, change of use of one agricultural building to a garage/store, demolition of four agricultural buildings, widening existing access from Park Lane and associated internal access arrangements, parking and landscaping.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 9 January under agenda item 24/132 and objects to this application due to the failure by the Applicant to comply with Planning Policy, specifically Policy GD1 of the Stratfield Mortimer Neighbourhood Development Plan (2017), which includes: "For any housing development proposals outside the settlement boundary, in addition to satisfying the requirements of WBC policy C1, the applicant shall prepare a Site Design Brief, including community involvement, which reflects the policies in this Plan and will include it in any planning submission after consultation via the Parish Council".

There has been no consultation at all with this Council about the proposals, nor has a Site Design Brief been produced. Thus, the requirements of GD1 have not been met (and we comment that it is disappointing that this is the case, given the very good relationships that we normally enjoy with this Applicant). We consider that this alone should be a ground for refusal.

Generally, if GD1 had been followed, we comment that we welcome redundant farm buildings being brought back into use and would in other circumstances be likely to support the application (or at the very least not object). Having said this, we note the strong objection from AWE in relation to the AWE B DEPZ.

24/02644/FUL: 49 Stephens Close, Mortimer Reading RG7 3TY

Section 73 application to vary condition 2 (Approved plans) of approved 24/01308/FUL - Erection of detached dwelling with associated parking and garden area.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 9 January under agenda item 24/132 and has no objections but wants to confirm that the amended plans have obscured glazing on the side windows of the 1st and upper floor.

24/133 Schedule of Applications to note

None at present.

24/134 Applications for Future Consideration

None at present.

24/135 Items for information only

a Decisions received from West Berkshire Council

24/020722/CERTP: 3 Orchard Road Mortimer Reading RG7 3QN

Single storey rear extension of maximum 4.0m depth from original back wall of the C3 property.

WITHDRAWN – 12 December

24/02026/HOUSE: 12 Loves Wood Mortimer Common Reading RG7 2JX

Proposed first floor front and single storey rear extensions and alterations.

APPROVED – 18 November 2024

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 14 November 2024, under item 24/102 and has no objections.

24/02278/PIP: Hunters Lodge Brewery Common Mortimer Reading RG7 3RH

Planning permission in principle: Proposed development of a single detached bungalow and garage, and creation of a new access onto Brewery Common Road.

REFUSED – 6 December 2024

SMPC Comments: The committee would like to understand why another driveway is being put in and why the trees are being removed on the hedge line. In addition, the committee recognise the tensions between the policies as the property is outside settlement zone and await WBC deliberation with interest.

b Minor matters for information

None.

24/136 Communications

No items for communicating identified.

24/137 Future Agenda Items

No specific items for a future agenda identified

Part II (if needed)

24/138 Exclusion of Public and Press

Not required.

Close

The meeting closed at 19:25