



**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 25 July 2024**

**Present**

**Councillors**

Cllrs D Morsley (Chairman), S Hill, M Lock, A Richardson, J Wells

**Officers of the Council**

S Taylor

**Public/Press**

No members of the public or press attended.

**Part I**

# In the absence of the Chairman Cllr Bridgman, Cllr Morsley agreed to chair the meeting.

**24/031 Public Questions**

No public present and none received.

**24/032 Apologies**

Apologies were received from Cllr G Bridgman and Cllr H Kilshaw.

**24/033 To receive any declarations of interest**

None received.

**24/034 Minutes of last meeting**

The Minutes of the Planning Committee meeting held on Thursday 13 June 2024 were received with no amendments and approved unanimously for signature by the Chairman as a true record of the meeting.

**24/035 Chairman's remarks**

Cllr Morsley received an update from Sovereign in relation to Windmill Court. Most of the issues holding up the original build have now been resolved. Sovereign are just waiting for the covenant on the building to be removed by West Berkshire council once they receive the legal order. They are down to 4 residents of whom 1 has a definite place.

**24/036 Items to be taken into private session**

None.

**24/037 Policies**

No policies needed to be discussed.

**24/038 Current Projects**

**a Tower House Farm**

Cllr Morsley reported there has been no change on the reserved land. Cllr Morsley also spoke to TA Fisher about their plans for phase 2B after they won their appeal. TA Fisher said due to all the delays they will complete phase 3 first and revisit phase 2B at a later stage.

Cllr Hill reported that he has asked Cllr Dennett to take a look at the SUD ponds as they are extremely deep.

**b Mortimer to Burghfield Footpath/Cycleway**

Cllr Morsley reported she has been in touch with West Berkshire Council to enquire whether a section 278 highways agreement can be produced by them (for a fee) to help complete the works.

Some additional works 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.

**24/039 Schedule of Applications for consideration**

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

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

**SMPC Comments:** 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 12<sup>th</sup> February 2024.

**24/01212/FUL: 37-39 King Street Mortimer Common RG7 3RS**

Demolition, 'Change of Use', alterations and erection 5 no. dwellings (Class C3) and associated works.

**SMPC Comments:** The Planning committee wish to object on the grounds of parking. The proposed parking does not meet the required parking policy of the Mortimer Neighbourhood Plan reference GD2 of 2.5 spaces per house and garages

cannot be counted as car park spaces. 4 of the spaces on the new dwellings are garages.

The committee are also concerned about the size and safety of the exit/entrance and future interactions with Windmill court will lead to increased traffic and risk of accident. These concerns have also been raised by local residents.

In addition, the trees on the Eastern side of the boundary referred to in the application belong to Stratfield Mortimer Parish Council and the council should be consulted before anything is done to them.

The Committee wish it recorded that houses 3, 4 & 5 should not have direct access to the Fairground.

## **24/040 Schedule of Applications to note**

### **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.

### **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

## **24/041 Applications for Future Consideration**

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

Erection of detached dwelling with associated parking and garden area.

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

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

## **24/042 Items for information only**

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

#### **24/00395/HOUSE: 5 Briar Lea Road Mortimer Common Reading RG7 3SA**

Side Extension revised from previous approval with Gable roof and Dining area extended by 500mm.

**APPROVED** - 1 July 2024

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 25 April 2024, under item 23/0190 The room labelled study on the plan now has a full bathroom off it and therefore looks more like a bedroom than a study. If this room could now be a bedroom, is there adequate parking? Could Highways comment on this

#### **24/00405/HOUSE: 14A Stephens Close Mortimer Common Reading RG7 3TX**

Single storey rear extension, garage conversion and front extension to garage to provide covered car port with associated fenestration and new chimney flue.

**APPROVED** – 1 July 2024

**SMPC Comments:** The planning Committee have no observations to make on this Planning application, however the committee note that a garden room is being built in the garden of the property and the planning officer may want to check this to ensure this comes under permitted development as the committee has not seen an application for this and also whether with the garden room there is sufficient amenity area for the house.

**24/01006/NONMAT: 84 The Avenue Mortimer Common Reading RG7 3QX**

Non material amendment to approved 23/02218/HOUSE - First floor side and rear extension, together with new ground floor green roof. Amendment to approved plan.

**REFUSED** – 11 June 2024

**24/00757/COND: Four Houses Corner Caravan Site Reading Road Ufton Nervet Reading**

Application for approval of details reserved by Condition 20 (Japanese Knotweed Eradication Strategy) of planning permission 23/01552/REG3 - 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** – 20 June 2024

**24/00868/COND: Four Houses Corner Caravan Site Reading Road Ufton Nervet Reading**

Application for approval of details reserved by Condition 23 (Construction Environmental Management Plan) of planning permission 23/01552/REG3 - 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** – 20 June 2024

**24/00448/HOUSE: 33 Stephens Firs Mortimer Reading RG7 3XB**

Two storey side and rear, single storey front and rear extensions.

**REFUSED** – 5 July 2024

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 11 April 2024, under item 23/0175 The committee supports the comments made by Highways in that there needs to be

compliance with policy P1 when increasing from 3 to 5 bedrooms. If it can be shown that the parking spaces comply with P1 then the committee have no other objection.

**24/00935/TPW Ardenlea Drury Lane Mortimer Common Reading RG7 2JL**

T1 - Oak: Remove storm damaged fork which looks to be decayed from ground level. Fork hangs over a footpath and road with a risk of fail.

**APPROVED** – 9 July 2024

**b Minor matters for information.**

None.

**24/043 Communications**

No items for communicating identified.

**24/044 Future Agenda Items**

None.

**Part II (if needed)**

**24/045 Exclusion of Public and Press**

Not required.

**Close**

The meeting closed at 20:45.