



**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 10 October 2024**

**Present**

**Councillors**

Cllrs G Bridgman (Chairman), M Lock, A Richardson, J Wells

**Officers of the Council**

S Taylor

**Public/Press**

1 member of the public and no press.

**Part I**

**24/079 To receive any declarations of interest**

This item was moved before item 24/077 as Cllr Bridgman wished to declare a personal interest in that he knew the member of the public present very well. The other members of the committee declared that they also knew the individual.

**24/077 Public Questions**

The member of the public consulted the committee regarding an intended planning application. With the assistance of the Assistant to the Clerk, he had circulated papers regarding his proposals to committee members in advance of the meeting. There followed a discussion regarding the matter and the committee gave informal views, noting that non-one was pre-determining themselves about any application that might come before the committee in the future.

**24/078 Apologies**

Apologies were received from Cllrs S Hill, H Kilshaw and D Morsley.

## **24/080 Minutes of last meeting**

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

## **24/081 Chairman's remarks**

Cllr Bridgman had no remarks.

## **24/082 Items to be taken into private session**

None.

## **24/083 Policies**

Cllr Bridgman remarked that he is working on updating policies in preparation for the structure of the committees changing next year (following the councillor awayday discussions) and highlighted that one proposal would be to move Planning Committee meetings (Planning and Highways for four of those meetings) to a three-weekly, rather than the current two-weekly, cycle.

## **24/084 Current Projects**

### **a Tower House Farm**

Cllr Bridgman noted that TA Fisher and Sons Ltd have submitted a new planning application 24/02045/COND under phase 2c relating to fencing around the site (see 24/087).

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

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

## **24/085 To consider the enforcement issue in Birch Lane and resolve to send a letter to WBC**

Cllr Bridgman proposed, and it was unanimously agreed, that a letter should be sent to WBC Enforcement team regarding the issue in Birch Lane. He would discuss the matter with other councillors and liaise with the Assistant to the Clerk regarding the wording.

## **24/086 Schedule of Applications for consideration**

### **24/01212/FUL: 37 – 39 King Street Mortimer Common Reading RG7 3RS**

Amended Plans - Demolition, 'Change of Use', alterations and erection of 4 no. dwellings (Class C3) and associated works.

**SMPC Comments:** Stratfield Mortimer Parish Council considered the amended plans for this application at its Planning Committee meeting on 10 October 2024, under item 24/086 and has the following objections to make: -

- Parking should not be allocated within a turning area. The new application attempts to allocate a parking space for plot 3 within the turning area located to the north of the proposed property. Also is there enough turning area for emergency vehicles in the event they need to attend a property on the site?

- As highlighted by WBC officers, the distance for waste bins to be carried from no 4 is too long. The carry distance would be 50m, which is in excess of the maximum 30m recommended.

The committee would also like to ask if WBC Highways are satisfied that the parking spaces are large enough?

#### **24/01855/HOUSE: 15 Tayberry Grove Mortimer Reading RG7 3WT**

Retrospective permission for a single storey timber framed garden room, situated within the boundary of the rear garden

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 10 October 2024, under item 24/086 and has a neutral position but would like to know if the garden room complies with planning policy.

### **24/087 Schedule of Applications to note**

#### **24/01907/TPW: Glenapp Grange Mortimer Common Reading**

T1 - Oak: Reduce the canopy by 2-3m to reduce weight and wind sail leaving a height of approximately 14m

#### **24/02045/COND: Land South of Tower Gardens, The Street, Mortimer Common, Reading**

Application for approval of details reserved by conditions 3 (Fencing) and 4 (Maintenance Details) of approved 23/00072/RESMAJ - Allowed on Appeal 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.

### **24/088 Applications for Future Consideration**

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

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

### **24/089 Items for information only**

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

#### **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 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) seem 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.

**b Minor matters for information**

None.

**24/090 Communications**

No items for communicating identified.

**24/091 Future Agenda Items**

No specific items for a future agenda identified

**Part II (if needed)**

**24/092 Exclusion of Public and Press**

Not required.

**Close**

The meeting closed at 19:21