



## Stratfield Mortimer Parish Council

### Minutes of the Meeting of the Planning Committee held on

**Thursday 27 March 2025 at 19:30 at**

**Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB**

#### **Present**

##### **Councillors**

Cllrs A Richardson (Chairman), G Bridgman, S Hill, H Kilshaw (arrived 19:50), M Lock.

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

S Taylor

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

No members of the public or press attended.

#### **Part I**

##### **24/169 Apologies**

Apologies were received from Cllr D Morsley.

##### **24/170 To receive any declarations of interest**

None were received.

##### **24/171 Public Questions**

None received.

##### **24/172 Minutes of last meeting**

The Minutes of the Planning Committee meeting held on Thursday 27 February were received with no amendments and approved unanimously for signature by the Chairman as a true record of the meeting.

##### **24/173 Chairman's remarks**

- Cllr Richardson mentioned that as part of the Committee restructure in May the Committee is changing to 'Planning and Highways' and he thanked everyone for keeping him in the loop for any ongoing Highways issues.
- Cllr Richardson asked if anyone wanted to attend the CPRE Planning workshop on 10 April. Cllr Kilshaw volunteered later in the meeting.

- Cllr Bridgman reported that Four Houses corner will open at the end of May. We are hearing stories that former Four House Corner residents will refuse to leave the decanted accommodation. The Planning Committee and Parish office will write to West Berkshire Council, and seek assurances that this is not, and will not be, permitted such that social rent housing stock is made available again to those needing to be accommodated.
- Cllr Bridgman reported that we have not heard back from the West Berkshire Enforcement team regarding the first property in Birch Lane. The Parish Office will write to the Enforcement Team for an update.

**24/174 Items to be taken into private session**

None.

**24/175 Policies**

None to discuss.

**24/176 Current Projects**

**a Tower House Farm**

Cllr Bridgman reported that we are still waiting for the planning application for the reserved land. TA Fisher have started building one of the retaining walls to the west of the site. We also need to chase WBC on who is going to maintain the retaining walls.

**b Mortimer to Burghfield Footpath/Cycleway**

Cllr Bridgman reported there has been a lot of movement. Don Graham who was recently co-opted on the Steering Group has been extremely helpful and attended a meeting with Ridge & Partners and Cllr Morsley. There will be a full update from Cllr Morsley at the Full Council meeting on 10 April.

**24/177 Schedule of Applications for consideration**

**25/00112/HOUSE: Mortimer House Mortimer Lane Mortimer Reading RG7 3AJ**

Reinstatement of the southern entry forecourt and approaching driveway, with associated new vehicle entrance located to south west corner of property boundary. Proposed new entrance gate and associated walls and railings on Mortimer Lane. Demolition of existing late twentieth century additions. Erection of single storey extensions to south west and north east. Erection of a single storey porch to the original south facade, erection of a single storey porch to the existing north facade, and the addition of a new circulation gallery to the west side of the existing north east wing. Re-introduction of roof lights to the east facing pitched roof of the early twentieth century north east wing. Minor interior alterations where required.

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 27 March under agenda item 24/177 and whilst the Committee had no objections to the work proposed, they did have concerns that planning policies were not being followed. The Heritage Design and Access Statement, at 'Local Plan', refers to various planning policies of WBC, but fails entirely to refer to the adopted policies in the Stratfield Mortimer Neighbourhood Development Plan. This proposed development is outside the Stratfield Mortimer Settlement Boundary and thus NDP Policy GD1 requires the applicant to (a) prepare a Site Design Brief, and (b) consult the Parish Council regarding it. This applicant has done neither.

**25/00113/LBC: Mortimer House Mortimer Lane Mortimer Reading RG7 3AJ**

Reinstatement of the southern entry forecourt and approaching driveway, with associated new vehicle entrance located to south west corner of property boundary. Proposed new entrance gate and associated walls and railings on Mortimer Lane. Demolition of existing late twentieth century additions. Erection of single storey extensions to south west and north east. Erection of a single storey porch to the original south facade, erection of a single storey porch to the existing north facade, and the addition of a new circulation gallery to the west side of the existing north east wing. Re-introduction of roof lights to the east facing pitched roof of the early twentieth century north east wing. Minor interior alterations where required.

**SMPC Comments:** As above.

**25/00514/MDPO: Land South of Tower Gardens The Street Mortimer Common Reading**

Application of Modify Planning Obligation of planning permission 17/03004/OUTMAJ. This application is submitted to modify the Planning Obligation associated with the aforementioned application, and specifically which it relates to Clause 6 within the First Schedule of the document under the Public Open Space section.

**SMPC Comments:** - This application was discussed at the meeting of the SMPC Planning Committee on 27 March 2025 and the Council OBJECTS to the application.

The Applicant agreed a level of 75% occupancy as a trigger for its obligations under the s.106 Agreement and there is no good reason to change that – the Applicant should have planned the opening of the Public Open Space (POS) in accordance with its obligations for the benefit of the residents that have (/will have) occupied the properties. Why should those residents have to wait for a further 10% of properties to be occupied before they (and the community) can enjoy the POS? If the Applicant believed that it would be necessary to achieve an 85% occupancy before delivering the POS it should have negotiated on this basis.

**24/178 Schedule of Applications to note****25/00214/CERTP: 44 Stephens Close Mortimer Common Reading RG7 3TY**

Single storey/flat roof sun room, outside rendered. 2.4m bi-fold doors facing into garden, 800x1.4x4 windows facing down garden. 3mx2m roof lantern. Height under 3m width 4.5m, distance from house 2.9m.

**25/00464/TPW: Azalea House Turks Lane Mortimer Common Reading RG7 2JY**

T2- Oak - Fell - diseased with Ganoderma - replace with 1no. standard oak

**24/179 Applications for Future Consideration**

None at present.

**24/180 Items for information only****a Decisions received from West Berkshire Council****24/02162/HOUSE: 69 The Avenue Mortimer Common Reading RG7 3QU**

A house holders planning application for the removal of a garage and replacement with a single storey side extension. Additional first floor story level, including feature glazed gable end and dormer windows. Hip gable roof reconfigured to a gable end.

**APPROVED** – 25 February 2025

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 12 December under agenda item 24/117 and has no objections but noted that the parking is marked out for 2 spaces on the plans whereas the NDP policy GD2 requirement for a 3 bedroom house is 2.5 spaces.

**24/02732/CERTP: 15 King Street Mortimer Common Reading RG7 3RS**

Attic conversion with dormers.

**GRANTED** – 6 March 2025

**25/00296/TPW: 3 St Marys Road Mortimer Common Reading RG7 3UE**

T1 - Ash: Reduce canopy by 1-2 metres to suitable growth points. No cuts to exceed 50mm manage tree in its position similar to last prune. As per photo provided. T2- Sycamore: Reduce crown by 1-2 metres to suitable growth points whilst retaining nice tree shape and balance. No wounds to exceed 50mm server Ivy.

**APPROVED** – 10 March 2025

**25/00161/HOUSE: 22 Croft Road Mortimer Common Reading RG7 3TS**

Proposed infill porch extension with hipped roof, single storey rear extension.

**APPROVED** – 19 March 2025

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 27 February under agenda item 24/162 and has no objections.

**24/02772/HOUSE: 3 Orchard Road Mortimer Reading RG7 3QN**

Single storey rear extension

**APPROVED** – 20 March 2025

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 13 February 2025 under agenda item 24/147 and has no objections.

**b Minor matters for information**

None.

**24/181 Communications**

No items for communicating identified.

**24/182 Future Agenda Items**

No specific items for a future agenda identified.

**Part II (if needed)**

**24/183 Exclusion of Public and Press**

Not required.

**Close**

The meeting closed at 20:00