



Stratfield Mortimer Parish Council

Minutes of the Meeting of the Planning & Highways Committee held on Thursday 5 June 2025 at 18:45 at Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB

Present

Councillors

Cllrs A Richardson (Chairman), G Bridgman, M Dennett, S Hill, D Kilshaw, and M Lock, and J Todd

Officers of the Council

D Davis

Public/Press

No members of the public or press attended.

Part I

25/001 Apologies

No apologies were received.

25/002 To receive any declarations of interest

None were received.

25/003 Public Questions

None received.

25/004 Minutes of last meeting

The Minutes of the Planning Committee meeting held on Thursday 15 May 2025 and the Roads, Footpaths and Commons Committee held on 6 February were received with no amendments and approved unanimously for signature by the Chairman as a true record of the meeting.

25/005 Chairman's remarks

Cllr Richardson:

- Welcomed all members to the first meeting of the new Planning and Highways Committee.
- Reminded the committee that although some meetings are scheduled as Planning only meetings, Highways can be included in any agenda if necessary.

25/006 Items to be taken into private session

None.

25/007 Policies

None to discuss.

25/008 Current Projects

a Tower House Farm

Cllr Bridgman reported that the council is still awaiting the application for the reserved land. The committee discussed the retaining wall progress and questioned who would be taking on liability for this and the public open space upon completion.

25/009 Steering Group Reports

- 1 The draft minutes of the NPSG meeting of 20 May 2025 were received.

25/010 Items for Consideration

- 1 The letter received from Olivia Bailey was discussed,
 - a It was stated that the committee has previously supported a 20mph speed limit outside of St Mary's school during the drop off/pick up times.
 - b The procurement of additional SIDs for us in the Parish was discussed
 - c It was decided that Cllr Richardson and the Clerk would draft a response to MP Olivia Bailey reiterating the points in the previous correspondence sent.

25/011 Schedule of Applications for consideration

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

Re-consultation - 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 & Highways Committee meeting on 5 June 2025 under agenda item 25/011 and is disappointed that, having had the opportunity to prepare a Site Design Brief, the applicant has still not done so. Thus the application continues to fail to comply with explicit and specific planning policy and the council maintains its objection

25/012 Schedule of Applications to note

25/01128/PASOL: Manns Farm Nightingale Lane Mortimer Reading RG7 3PS

Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings: Installation of 58.5kW solar system on existing roof.

Following recent complaints from the public regarding a TRX frame that has been installed in an outdoor space at Soul Barns that have been responded to by the Clerk, the committee decided that they would pass on the complaints to the Planning Enforcement Team at West Berkshire Council.

25/013 Applications for Future Consideration

None at present.

25/014 Items for information only

a Decisions received from West Berkshire Council

25/00923/CERTP: 15 King Street Mortimer Common Reading RG7 3RS

Single storey side extension.

APPROVED – 23 May 2025.

25/00853/NONMAT: 69 The Avenue Mortimer Common Reading RG7 3QU

Application for non material amendment following a grant of planning permission 24/02162/HOUSE - 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. Amendments: Standard casement window to proposed gym replaced with a tall feature window that joins a roof light to create an architectural feature reflecting the approved scheme to the rear elevation.

REFUSED – 15 May 2025

25/00575/FUL: Rosewood Longmoor Lane Mortimer Common Reading RG7 3RP

Demolition of existing bungalow and garage and replace with a new detached custom build dwelling and triple garage.

REFUSED – 19 May 2025

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 24 April under agenda item 24/192 and has no objections

25/00514/MDOPO: 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

WITHDRAWN – 23 May 2025

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.

I am also asked to point out that we are still waiting for a substantive response to Cllr Bridgman's email to Michael Butler dated 18 December 2024 on the subject of maintenance obligations regarding the retaining wall (23/00072/RESMAJ and

24/02045/cond). In simple terms, who will be responsible (as a planning condition) for maintenance?

25/00992/NONMAT: 9 Windmill Road Mortimer Common Reading RG7 3RN

Non Material amendment to planning permission 23/02038/FUL - Erection of 4no. 3 bed dwelling houses. Amendment: amend the position of the rear boundary line to the rear gardens of the four properties, reducing the size of the gardens to each property.

REFUSED – 15 May 2025

The committee wondered why it could not recall this application being discussed at a previous meeting on 15 May. It seems WBC Planning Team did not include it in their weekly application list.

25/00698/TPW: 76 Victoria Road Mortimer Common Reading RG7 3XQ

G2 - 6x Holly, 2x Hazel and Laurel bushes: Reduce the height to approx 4 metres.

APPROVED – 14 May 2025

b Minor matters for information

None to report.

25/015 Communications

No items for communicating identified.

25/016 Future Agenda Items

No specific items for a future agenda identified.

Part II (if needed)

25/017 Exclusion of Public and Press

Not required.

Close

The meeting closed at 19:28