



## Stratfield Mortimer Parish Council

### Minutes of the Meeting of the Planning & Highways Committee held on Thursday 17 July 2025 at 18:45 at Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB

#### Present

##### Councillors

CLLrs A Richardson (Chairman), G Bridgman, S Hill, and D Kilshaw.

##### Officers of the Council

S. Taylor

##### Public/Press

No members of the public or press attended.

#### Part I

##### 25/038 Apologies

Apologies were received from CLLrs M Dennett and J Todd. Cllr M Lock did not attend.

##### 25/039 To receive any declarations of interest

None.

##### 25/040 Public Questions

None received.

##### 25/041 Minutes of last meeting

The Minutes of the Planning and Highways Committee meeting held on Thursday 26 June 2025 were received with no amendments and approved unanimously for signature by the Chairman as a true record of the meeting.

##### 25/042 Chairman's remarks

Cllr Richardson:

- Noted that the Action Tracker would not be discussed at Planning Only meetings unless there were some urgent issues on the tracker.

## **25/043 Items to be taken into private session**

None.

## **25/044 Policies**

None to discuss.

## **25/045 Current Projects**

### **a Tower House Farm**

Cllr Bridgman reported that the council is still awaiting the application for the reserved land.

## **25/046 Steering Group Reports**

The Neighbourhood Plan Steering Group had met recently (15 July) but draft minutes were not yet available.

Cllr Bridgman reported that the NPSG is currently working on various draft policies, and next steps are for Cllr Todd and himself to write the drafts into the agreed format for the new Neighbourhood Plan (NP).

Some members of the NPSG had a good meeting recently with West Berkshire Council regarding the NP.

At the NPSG meeting, two members of the public attended regarding a (further) 'Call for sites' in January by Basingstoke & Deane BC, and the promotion of a new site in Mortimer West End adjacent to the SMPC boundary. The action by the NPSG is to talk to WBC about any implications for Stratfield Mortimer if this land was added to the Basingstoke & Deane Local Plan.

## **25/047 Schedule of Planning Applications for consideration**

### **25/01283/HOUSE: 61 Victoria Road Mortimer Common Reading RG7 3SL**

Proposed ground floor side extension, internal alterations and all associated works.

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting 17 July 2025 under agenda item 25/047 and had no objections.

### **25/01351/FUL: Rosewood Longmoor Lane Mortimer Common Reading RG7 3RP**

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

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 17 July 2025 under agenda item 25/047 and had no objections.

### **25/01297/ FUL: 9 Windmill Road Mortimer Common Reading RG7 3RN**

Section 73: Vary conditions 2 'Approved Plans', 4 'SuDS' and 5 'Biodiversity Measures' following Grant of Planning Permission 23/02038/FUL: Erection of 4no. 3 bed dwelling houses.

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 17 July 2025 under agenda item 25/047 and is concerned that the ground plan that has been provided for this application is the same plan as was submitted with the refused application

25/00992/NONMAT, and not the one for which there is permission under 23/02038. The Council objects to any variation of the Approved Plans that would result in a reduction of the garden areas associated with three of the dwellings (as had been sought by 25/00992 but refused).

## **25/048 Schedule of Planning Applications to note**

### **25/01412/PASSHE: 56 The Avenue Mortimer Common Reading RG7 3QX**

Application to determine if prior approval is required for a proposed: Larger Home Extension - Pitched roof, brick and tiled with gable end. Dimensions 5.13m beyond rear wall, 3.88m height, 2.47m eaves height.

#The Committee noted the application.

## **25/049 Planning Applications for Future Consideration**

None at present.

## **25/050 Items for information only**

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

#### **25/00988/COND: 9 Windmill Road Mortimer Common Reading RG7 3RN**

Application for Approval of Details Reserved by Conditions 4 (SUDS) and 5 (Biodiversity measures) of planning permission 23/02038/FUL - Erection of 4no. 3 bed dwelling houses.

**WITHDRAWN** – 26 June 2025

#### **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.

**APPROVED** – 1 July 2025

**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.

#### **25/01128/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

**NOT REQUIRED** – 11 July 2025

**b Minor matters for information**

CLlr Hill reported that a parishioner had approached him about the difficulty coming out of Tower gardens due to visibility issues.

**25/051 Communications**

No items for communicating identified.

**25/052 Future Agenda Items**

No specific items for a future agenda identified.

**Part II (if needed)**

**25/053 Exclusion of Public and Press**

Not required.

**Close**

The meeting closed at 19:16