



## Planning Committee Meeting

Thursday 28 August 2025

25/066

### Planning decisions and information from West Berkshire Council

#### West Berkshire Council Decisions

##### **25/01211/FUL: Laburnums 11 King Street Mortimer Common Reading RG7 3RS**

Reversal of Approval 09/01814/HOUSE - back to 2no. 2 bed semis 9-11 King Street, Mortimer RG7 3RS.

**APPROVED** – 22 July 2025

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 26 June 2025 under agenda item 25/029 and have no objections but note that the proposed ground floor plan is incorrect for two reasons: Property 9 does not have a kitchen identified and there is an absence of a door from the hallway into the lounge in property 11

##### **25/01238/HOUSE: 61 Victoria Road Mortimer Common Reading RG7 3SL**

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

**APPROVED** – 25 July 2025

**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.

##### **25/00877/HOUSE: 80 Stephens Firs Mortimer Reading RG7 3XA**

Two storey side extension.

**APPROVED** – 25 July 2025

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning Committee meeting on 15 May under agenda item 24/208 and had no objections.

##### **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.

**APPROVED** – 25 July 2025

##### **APP/W0340/W/25/3361998: Hunters Lodge Brewery Common Mortimer Reading RG7 3RH**

**APPEAL ALLOWED** – 30 July 2025

### **23-01859-FULMAJ: Windmill Court Windmill Road Mortimer Common Reading RG7 3RL**

Demolition of Windmill Court and the erection of 24no. dwellings, car parking, landscaping and other associated works.

**APPROVED** – 14 August 2025

**SMPC Comments:** Stratfield Mortimer Parish Council considered this application at its Planning Committee meeting on 22 February 2024, under item 23/0148.

The committee has no new comments for the amendments.

The comments from 24th August 2023 still stand as follows: The Committee reviewed the planning documentation and were concerned that although the issue had been discussed with the parish council, the developer, Sovereign Housing, has not included obligations on the local lettings plan as outlined in its communication to Cllr. Morsley on 9th June 2023: “Nominations related to rented units only: The exact details of the local lettings plan will ultimately need to be agreed with West Berkshire Council Housing Enabling team, as the final decision rests with them.

However, we are willing to propose the following:

- 1 bed maisonettes only
- First Priority / First cascade – Returning Windmill Residents.
- Second cascade (should all the homes not be occupied by returning Windmill Residents)- Older Persons from Mortimer / connection to Mortimer.
- Third and Final cascade – General Needs Housing to anyone on the housing register in West Berkshire.

With regards to the other rented properties on site only, we are willing to enter into a Local Lettings agreement to give first priority to local people with a connection to Mortimer, with the second and final cascade – General Needs Housing to anyone 1 on the register in West Berkshire. We would imagine that there would be sufficient demand to let all of the homes during the first and second cascade.

” The parish council would like to see a condition included that the Local Lettings agreement is put in place before occupation. The Committee noted that despite good communication with Sovereign Housing, we have found various errors in the Design & Access Statement documentation which was disappointing, e.g. referring to “Stratfield & Mortimer” NDP and a bank which has been closed for a while.

It was also noted that the planning application form does not refer to the current number of parking spaces available on the site under the section ‘Vehicle Parking’ – it just refers to 49 proposed parking spaces.

Overall, the Committee were happy with the basics of the proposed layout and dwellings but found the aesthetics on the front elevations disappointing in look and quality, such as arches above the windows.

### **25/01571/COND: Four Houses Corner Reading Road Ufton Nervet Reading**

Application for approval of details reserved by condition 9 (Cycle Parking/Storage) of approved 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** – 14 August 2025

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

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

**APPROVED** – 20 August 2025

**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.

**25/01769/NONMAT: 69 The Avenue Mortimer Common Reading RG7 3QU**

Non-Material Amendment to 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. Amendment: Extending the side extension at ground floor level only to utilise a redundant external recess

**APPROVED** – 21 August 2025

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

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.

**APPROVED** – 26 August 2025

**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.