



Stratfield Mortimer Parish Council

Minutes of the Meeting of the Planning & Highways Committee held on Thursday 28 August 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, D Kilshaw (arrived 18:55), M Lock and J Todd.

Officers of the Council

S. Taylor

Public/Press

No members of the public or press attended.

Part I

25/054 Apologies

Apologies were received from Cllr M Dennett.

25/055 To receive any declarations of interest

Cllr Todd declared she was the applicant for the Planning Application mentioned under agenda item 25/063. The rest of the Committee declared they knew the applicant.

25/056 Public Questions

None received.

25/057 Minutes of last meeting

The Minutes of the Planning and Highways Committee meeting held on Thursday 17 July 2025 were received with no amendments and resolved with one abstention for signature by the Chairman as a true record of the meeting.

25/058 Chairman's remarks

Cllr Richardson:

- Noted that for planning application 25/0581/HOUSE he had checked the West Berkshire planning portal and there were 2 additional documents, which were

not in the meeting papers. The assistant to the clerk had distributed them the day of the meeting and emailed them to the committee aswell.

25/059 Items to be taken into private session

None.

25/060 Policies

None to discuss.

25/061 Current Projects

a Tower House Farm

Cllr Bridgman reported that the council is still awaiting the application for the reserved land. TA Fisher reported at a recent Neighbourhood Planning Steering Group meeting that it is expected at the end of September. Cllr Todd reported that there was no further update on the sale of Redwoods.

25/062 Steering Group Reports

Cllr Bridgman reported that the Neighbourhood Plan (NP) Steering Group had met recently on 15 July and 19 August and is in the process of finalising policies for the new NP and is going to request independent advice from a planning consultant should Stratfield Mortimer be asked to take on additional houses in the future. There is currently no requirement.

#Cllr Todd left the room at 18:58 prior to agenda item 25/063.

25/063 Schedule of Planning Applications for consideration

25/01581/HOUSE: Hazeley House Cottage Nightingale Lane Mortimer Common Reading RG7 3PS

Construction of a two-storey extension to create a 3 bedroom property with space to work from home in a barn style building clad in black timber.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting 28 August 2025 under agenda item 25/063 and had no objections.

#Cllr Todd returned to the meeting at 19:02.

25/064 Schedule of Planning Applications to note

25/01779/COND: 9 Windmill Road Mortimer Common Reading RG7 3RN

Approval of details reserved by Condition (4) SuDS of planning permission 23/02038/FUL (Erection of 4no. 3 bed dwelling houses).

25/01735/CERTP: 15 St John's Road Mortimer Common Reading RG7 3TR

Convert a lean-to into habitable accommodation to future proof the property and provide a fully accessible toilet at entrance level. Part external section removed to allow a window aperture to existing kitchen.

25/01757/COND: 49 Stephens Close Mortimer Common Reading RG7 3TR

Application for approval of details reserved by condition 3 'schedule of materials', 4 'electric vehicle charging point', 6 'cycle and storage space' and 7 'surfacing arrangement for access' of approved application 24/02644/FUL: Section 73

application to vary condition 2 (Approved plans) of approved 24/01308/FUL (Erection of detached dwelling with associated parking and garden area).

25/065 Planning Applications for Future Consideration

To note any further new application, which will become agenda items in due course:

25/0812/HOUSE: Harris House The Street Mortimer Reading RG7 3NR

Conversion of an existing, two storey, curtilage listed garage into a home gym and artist studio incidental to the enjoyment of main dwelling. Proposals include photovoltaic panels and an air source heat pump.

25/01813/LBC: Harris House The Street Mortimer Reading RG7 3NR

Conversion of an existing, two storey, curtilage listed garage into a home gym and artist studio incidental to the enjoyment of main dwelling. Proposals include photovoltaic panels and an air source heat pump.

25/066 Items for information only

a Decisions received from West Berkshire Council

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

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.

Cllr Bridgman proposed we write to West Berkshire Council regarding an approved s.106 agreement for 23/01859/FULMAJ - Windmill Court as it does not reflect what SMPC agreed with Sovereign housing, which was that the 6 maisonettes would be offered first to returning residents. The proposal was seconded by Cllr Lock and resolved unanimously.

20/01571/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.

#Cllr Bridgman proposed that we write to West Berkshire Council as in their decision there is no mention of Neighbourhood Development Plan policy GD1. Cllr Richardson seconded and resolved unanimously.

b Minor matters for information

Cllr. Hill mentioned we have not had responses from WBC for enforcements we raised recently like Birch Lane and Mowbray Hill. Cllr Bridgman suggested we create a tracker just for Planning issues.

c Mann's Farm Enforcement enquiry 25/00172/05NOAC feedback

The complaint was not upheld as the TRX rig can be outside for up to 28 days.

25/067 Communications

Cllr Kilshaw requested the office contacts the residents with the feedback from WBC regarding the enforcement query for the TRX rig at Soul Barnes, Mann's Farm.

25/068 Future Agenda Items

No specific items for a future agenda identified.

Part II (if needed)

25/069 Exclusion of Public and Press

Not required.

Close

The meeting closed at 19:20.