



Stratfield Mortimer Parish Council

Minutes of the Meeting of the Planning & Highways Committee held on Thursday 9 October 2025 at Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB

Present

Members

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

Other Councillors

Cllr J Allen (from 19:25).

Officers of the Council

S Taylor, D Davis

Public/Press

Five members of the public attended and no press.

Commencement

The meeting commenced at 18:45.

Part I

25/090 Apologies

No apologies were received.

25/091 To receive any declarations of interest

Some members of the committee declared they knew the applicant personally for the planning application under agenda item 25/100. There were no pecuniary interests declared.

25/092 Public Questions

Three of the members of the public were from the Neighbourhood Steering Group (NPSG) were invited and were there for agenda item 25/097b relating to Mortimer West End Farm. The fourth member was the applicant for the Planning application listed under agenda item 25/100. (see below). No questions were raised at this point.

Planning 09/10/2025 V1.0

25/093 Minutes of last meeting

The Minutes of the Planning and Highways Committee meeting held on Thursday 18 September 2025 were received with no amendments and resolved unanimously for signature by the Chairman as a true record of the meeting.

25/094 Chairman's remarks

Cllr Richardson noted that during the Mortimer West End Farm process it is important that the Planning and Highways Committee communicates effectively.

25/095 Items to be taken into private session

Cllr Richardson proposed item 25/099 Budget 2026/2027 to be taken into private session. Resolved unanimously.

25/096 Policies

None to discuss.

25/097 Current Projects

a Tower House Farm

Cllr Bridgman reported that there were 3 issues: -

- Firstly, the council is still awaiting the application for the reserved land.
- Secondly, some of the residents in the Avenue, who had written to West Berkshire Council (WBC) in relation to the retaining wall, were unhappy with the responses received from Planning and from Building Control. Although they had received an initial response they had heard no more.
- Thirdly, TA Fisher had sent an email saying that the paths around the ponds had been completed and connected to the footpath that runs alongside the Avenue. So, it is ready to be connected into what will be the permitted path up the side of the field offered by Englefield.

The next task for the Assistant to the Clerk will be to write to Englefield to make them aware the footpaths are in place at Tower Gardens, and that we would now like to discuss what needs to be done to make the footpath up the side of the field and the connection out onto Drury Lane and whether there will be a gate.

b Update on Mortimer West End Farm

Cllr Richardson reported that there had been a lot of correspondence since the last Planning and Highways meeting. Letters were sent to Basingstoke and Deane and WBC declaring that SMPC objects at this stage. The next stage of the process is the Regulation 18 consultation.

Cllr Bridgman reported that Basingstoke & Deane Borough Council and WBC had responded to the letters. We are less satisfied with the response from WBC.

Cllr Bridgman noted that he and Cllr Kilshaw, Bob Coe from the NPSG, the Action Group from Turks Lane (etc), and various others, had attended the Mortimer West End Parish Council meeting on 2 October where they had heard from the Leader of Basingstoke and Deane, the Portfolio holder and one of the local members. The

Basingstoke and Deane councillors were apologetic but said that their hands are tied as they have been set a housing target and are under a lot of pressure.

An in-depth discussion followed including the three members of the NPSG present – the conclusion was that we need to decide what we do before the Regulation 18 consultation starts and act as one voice.

The main points raised: -

- The proposed 350 homes site at Mortimer West End Farm will be mentioned at the NPSG public consultations starting this weekend.
- Jo Wines (Chairman of the NPSG) raised the point that currently we do not have a cross-boundary Neighbourhood Plan Area with Mortimer West End. Do we have time to do this as new SMPC NP Plan needs to be in place July 2026? She also noted we need some legal advice regarding a large development right on our border when we have a NP.
- Tenant Barber from the NPSG mentioned that petitions in general do not carry much weight, so we need to focus on the legalities and the rules of the planning system. He suggested that SMPC take on a legal planning expert.
- Cllr Bridgman proposed that SMPC respond to WBC as they did not mention the approach they will be taking and as they have the duty to cooperate - SMPC would like to know what discussions have or will take place with Basingstoke and Deane Borough Council. Cllr M Dennett seconded, and this was resolved unanimously (Cllrs Richardson, Bridgman and the Assistant to the Clerk to construct).
- There was a discussion whether a separate Working Party should be formed – whether under the Planning and Highways Committee or the NPSG – or whether to have as an independent group with outside members.
- Cllr Kilshaw proposed a public meeting is held on 25 October (if a suitable venue can be found) and based on the outcome of that we decide our next steps. Cllr Bridgman seconded - resolved unanimously
- Cllr Bridgman proposed that for the NPSG Budget we change the scope of the EMR so we can pay for legal, technical and planning advice with regard to this issue. Cllr A Richardson seconded - resolved unanimously.

#Cllr Justine Allan arrived at 19:25 with another member of the public.

25/098 Steering Group Reports

The committee noted that the minutes from the Neighbourhood Plan Steering Group (NPSG) meetings of the 16 September had been received.

25/099 Items for consideration

- 1 **Budget 2026/27 - To consider the Planning and Highways Budget for 2026/27 and agree the amounts required for recommendation to Finance and General Purposes.**

Minuted at Part II

25/100 Schedule of Planning Applications for consideration

25/01969/HOUSE: 4 Croft Road Mortimer Common Reading RG7 3TS

Proposed two storey side extension with part single-storey front extension and 1 No. rooflight to the existing flat roof to the rear of the property.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 9 October 2025 under agenda item 25/100 and had no objections.

25/101 Schedule of Planning Applications to note

25/02044/COND: 3 Orchard Road Mortimer Reading RG7 3QN

Application for approval of details reserved by condition 5 'Tree protection scheme (Minor)' of approved application 24/02772/HOUSE: Single storey rear extension

25/02128/COND: Rosewood Longmore Lane Mortimer Common Reading RG7 3RP

Application for approval of details reserved by conditions 4 (Cycle Parking) 5 (EVC) 6 (FFL) 9 (Materials) 10 (SuDs) 11 (CEMP) 12 (Lighting Strategy) 13 (Bat/Bird Box) 14)(Tree Protection) and 15 (Arboricultural Watching Brief) of approved 25/01351/FUL.

25/01920/TPW: Serendib Laneswood Mortimer Reading RG7 3UW

T1 - Leaning Cypress: Fell T2 - Dead/Dying Cypress: Fell. Only low level branches are still alive at the moment T3 - Dead Cypress: Fell.

25/02072/COND: 80 Stephens Firs Mortimer Reading RG7 3XA

Approval of details reserved by Conditions (5) Tree Protection and (6) Bat and Bird Boxes of planning permission 25/00877/HOUSE: Two storey side extension.

25/02111/NONMAT: 14a Stephens Close Mortimer Common Reading RG7 3TX

Non material amendment to approved 24/00405/HOUSE Two storey rear extension - Amendment Slightly wider extension.

#The Planning applications were noted.

25/102 Planning Applications for Future Consideration

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

None at present.

25/103 Items for information only

a Decisions received from West Berkshire Council

25/01572/COND: Four Houses Corner Reading Road Ufton Nervet Reading

Application for approval of details reserved by Condition 4 - Emergency Plan, 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 – 16 September 2025.

APP/W0340/W/25/3367580: Rosewood Longmore Lane Mortimer Common RG7 3RP

DISMISSED – 26 September 2025

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).

REFUSED – 8 October 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 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).

b Minor matters for information

Cllr S Hill reported that residents of Four Houses Corner are living in the day accommodation. Agreed that the Chairman and Assistant to the Clerk should write to WBC for clarification.

25/104 Communications

Relates to Mortimer West End Farm under agenda item 25/097b.

25/105 Future Agenda Items

No specific items for a future agenda identified.

Part II (if needed)

25/106 Exclusion of Public and Press

To pass a resolution under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960, to exclude members of the press and public from the meeting at Part II, items identified at 25/095 on the Agenda, due to the confidential nature of the business to be transacted.

Proposed by Cllr Richardson, seconded by Cllr Bridgman and Resolved unanimously.

25/099 Items for consideration

- 1 Budget 2026/27 - To consider the Planning and Highways Budget for 2026/27 and agree the amounts required for recommendation to Finance and General Purposes.**

The budget was reviewed and agreed with one change made.

Close

The meeting closed at 19:49.