



## Stratfield Mortimer Parish Council

### **Minutes of the Meeting of the Planning & Highways Committee held on Thursday 20 November 2025 at Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB**

#### **Present**

##### **Members**

Cllrs G Bridgman, S Hill, D Kilshaw and J Todd (Chairman).

##### **Other Councillors**

Cllr J Allan.

##### **Officers of the Council**

S Taylor.

##### **Public/Press**

No members of the public or the press attended.

#### **Commencement**

The meeting commenced at 19:30.

#### **Part I**

##### **25/127 Apologies**

Apologies were received from Cllrs M Dennett and M Lock.

##### **25/128 To receive any declarations of interest**

None were received.

##### **25/129 Public Questions**

None were received.

##### **25/130 Minutes of last meeting**

The Minutes of the Planning and Highways Committee Meeting held on Thursday 30 October and the Extraordinary Meeting held on 13 November were received with no amendments and resolved unanimously for signature by the Chairman as a true record of the meeting.

##### **25/131 Chairman's remarks**

Cllr Todd had no remarks.

**25/132 Items to be taken into private session**

Not needed.

**25/133 Policies**

No policies needed to be reviewed.

**25/134 Current Projects**

**a Tower House Farm**

Cllr Bridgman reported that we are still awaiting the planning application from TA Fisher and are hoping to receive it next month.

**25/135 Steering Group Reports**

- 1 The committee noted that the minutes from the Neighbourhood Plan Steering Group meetings of the 4 and 18 November had been received.
- 2 Cllr Kilshaw reported that the Basingstoke and Deane Local Plan Steering Group has met four times. A response from the Englefield Estate to the letter sent to Lord Benyon had been received and there would be a discussion about whether to correspond further. He noted that the group is highly motivated and works very well together.

**25/136 Items for consideration**

None.

**25/137 Schedule of Planning Applications for consideration**

**25/02396/HOUSE: 57 The Avenue Mortimer Common Reading RG7 3QU**

Two storey rear extension, part garage conversion, new front porch (existing enlarged), front dormers, existing main roof extended at side of garage.

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 20 November 2025 under agenda item 25/137 and had no objections.

**25/02419/HOUSE: Nenzing Sweetzers Piece Mortimer Reading RG7 3UX**

Proposed 2 storey rear and side extensions and alterations.

**SMPC Comments:** Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 20 November 2025 under agenda item 25/137. The Council objected to the proposal on the grounds identified by WBC Highways – namely that, in accordance with both the WBC Local Plan Review policy DM44 and the Neighbourhood Development Plan policy GD5, a three-bedroom house requires two and a half parking spaces, rounded up for a single house to three, and the submitted plans show only two parking spaces.

**25/0472/NONMAT: Land South of Tower Gardens The Street Mortimer Common Reading**

Nonmaterial amendment to approved 22/01422/RESMAJ - Amendment -The conversion of a consented car-port into an enclosed garage at Plot 54

**Comments:** Stratfield Mortimer Parish Council considered this application at its Planning & Highways Committee meeting on 20 November 2025 under agenda item 25/137 and objects to the proposal on the grounds of inadequate parking provision. In accordance with the WBC Local Plan Review policy DM44 and the Neighbourhood Development Plan policy GD5, a four-bedroom property requires three parking

spaces, and a garage cannot be counted as one of these spaces. If the car port were to be converted into a garage, the property would no longer comply with these policies.

The Committee also questions why this has been submitted as a NONMAT (non-material) application and whether WBC considers this acceptable (and whether the WBC Planning Validation Team had simply accepted the applicant's submission that this was non-material, without properly interrogating it). A change from a car port to a garage resulting in too few parking spaces relative to the parking policies should not, in the Committee's view, be treated as a NONMAT application

## **25/138 Schedule of Planning Applications to note**

None at present.

## **25/139 Planning Applications for Future Consideration**

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

**25/02533/HOUSE: 56 The Avenue Mortimer Common Reading RG7 3QX**

Alterations to raise patio.

## **25/140 Items for information only**

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

**25/02075/COND: 80 Stephens Firs Mortimer Reading RG7 3 XA**

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.  
**APPROVED** 28 October 2025

**24/01212/FUL: 37-39 King Street Mortimer Common Reading RG7 3RS**

Demolition, 'Change of Use', alterations and erection of 4 no. dwellings (Class C3) and associated works.  
**APPROVED** - - 29 October 2025

**SMPC Comments** - Stratfield Mortimer Parish Council considered the amended plans for this application at its Planning Committee meeting on 10 October 2024, under item 24/086 and has the following objections to make: Parking should not be allocated within a turning area. The new application attempts to allocate a parking space for plot 3 within the turning area located to the north of the proposed property. Also is there enough turning area for emergency vehicles in the event they need to attend a property on the site? As highlighted by WBC officers, the distance for waste bins to be carried from no 4 is too long. The carry distance would be 50m, which is in excess of the maximum 30m recommended. The committee would also like to ask if WBC Highways are satisfied that the parking spaces are large enough?

**25/01807/HOUSE: 44 Stephens Close Mortimer Common Reading RG7 3TY**

Proposed single storey sun room to replace large conservatory to rear of property  
**APPROVED** – 29 October 2025

**SMPC Comments** - Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting 18 September 2025 under agenda item 25/083 and had no objections.

**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.

**APPROVED** – 31 October 2025

**25/01942/TPW: Land adjacent to 18 Damson Drive Mortimer Reading RG7 3WZ**

TG1 - 1x Oak and 1x Ash: Parking area between No 17 and 18, outside boundary. Low over parking bays . Would like to remove deadwood over target area and crown lift Oak to approx 3m to clear. Reason - For general maintenance purposes.  
**NOT REQUIRED** – 5 November 2025.

**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 .

**APPROVED** – 5 November 2025

**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.

**APPROVED** – 11 November 2025

**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.

**APPROVED** – 11 November 2025

**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.  
**APPROVED** – 14 November 2025

**b Minor matters for information**

None.

**25/141 Communications**

None.

**25/142 Future Agenda Items**

No specific items for a future agenda identified.

**Part II (if needed)**

**25/143 Exclusion of Public and Press**

**To pass a resolution under s.1(2), Public Bodies (Admission to Meetings) Act 1960 to exclude members of the press and public from the meeting due to the confidential nature of the item to be discussed.**

Not needed.

**Close**

The meeting closed at 20:06