



Stratfield Mortimer Parish Council

Minutes of the Meeting of the Planning & Highways Committee held on Thursday 29 January 2026 at Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB

Present

Members

Cllrs J Allan, G Bridgman, S Child, D Kilshaw, M Lock and J Todd (Chairman).

Other Councillors

Cllrs H Geary, D Morsley, R Saunders and K Strong.

Officers of the Council

S Taylor and D Davies.

Public/Press

Two members of the public attended and no members of the press.

Commencement

The meeting commenced at 19:15.

Part I

25/163 Apologies

Apologies were received from Cllrs M Dennett and S Hill.

25/164 To receive any declarations of interest

None were received.

25/165 Public Questions

A member of the public raised a question regarding planning application 25/02941/FULMAJ under agenda item 25/174, noting that the proposal includes three-storey properties, which would conflict with the policy in the Stratfield Mortimer Neighbourhood Plan.

#Cllr Todd brought agenda item 25/174 forward.

25/174 Planning Applications for Future Consideration

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

25/02941/FULMAJ: Redwoods The Street Mortimer Common Reading RG7 3RD

Demolition of existing residential property known as Redwoods; Creation of a new hard and soft play and habitat area for St Johns Infant School; Provision of a new car park providing 17 no. parking spaces for school staff, to be accessed off The Street via the existing access serving Redwoods; Erection of 32no. retirement properties (Use Class C3) age restricted to over 55's with communal amenity space and pavilion, parking and associated infrastructure, and landscaping; and Erection of a dental surgery falling with use class E, with a floor area of 705 sqm with parking and associated infrastructure, and landscaping.

#Cllr Todd explained to the member of the public that the planning application would be discussed at the next Planning and Highways meeting on 19 February 2026, as the site notice was displayed after this agenda had been published. Also, the Neighbourhood Plan Steering Group has been invited to this meeting to ensure we get their input for our comments back to the Planning team at West Berkshire Council. The member of the public left the meeting.

25/166 Minutes of last meeting

The Minutes of the Planning and Highways Committee Meeting held on 11 December were received with no amendments and resolved for signature by the Chairman as a true record of the meeting.

25/167 Chairman's remarks

Cllr Todd had no remarks.

25/168 Items to be taken into private session

Not needed.

25/169 Current Projects

1 Tower House Farm

Cllr Bridgman reported that, as referred to under item 25/174, the planning application 25/02941/FULMAJ for the reserved land had been received on Friday 16 January 2026. This item can now be removed from future agendas.

25/170 Steering Group Reports

1 To receive the draft minutes from the Neighbourhood Plan Steering Group of 16 December 2025 and 20 January 2026.

The committee noted that the minutes from the Neighbourhood Plan Steering Group (NPSG) meetings of the 16 December and 20 January had been received.

Cllr Bridgman reported that the NPSG have a meeting with Bell Cornwell on 3 February to finalise the draft NP.

Cllr Todd reported that she and Cllr Bridgman had attended a training course regarding the proposed changes to the National Planning Policy Framework (NPPF) and that there is a lot to consider in relation to the NP.

2 To receive an update from the Basingstoke and Deane Local Plan Steering Group.

Cllr Kilshaw reported that the SG had submitted their 88-page objection to Basingstoke and Deane. The total number of individual objections currently equates to about 40% of the village. Basingstoke and Deane are still validating the objections and have a backlog, so this figure is rising.

The SG is taking a month off and in March will follow up with Englefield Estate and AWE. John Hannawin has created a great AI tool, which some people used for Regulation 18 and the SG hope to use for Regulation 19 in April.

CLlr Todd congratulated the Steering Group on a sterling job, with thanks expressed for their hard work and perseverance.

25/171 Items for consideration

None.

25/172 Schedule of Planning Applications for consideration

25/02936/HOUSE: 7 St Catherines Hill Mortimer Reading RG7 3UT

Erect a single storey garden room.

SMPC Comments: - Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 29 January 2026 under agenda item 25/172 and had no objections, but wanted a condition added that the garden room is solely used for its intended purpose as described in the application and linked to the property.

25/02776/HOUSE: 24 Bilberry Gardens Mortimer Reading RG7 3WU

Removing the glass section of the existing conservatory and replace with a cavity wall with double glazed bi-fold doors and a high-level opening window and flat warm roof with two sky lights. Reduce the height of the window of the stairs on the house to accommodate conservatory works. No change to floor plan.

SMPC Comments: - Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 29 January 2026 under agenda item 25/172 and had no objections.

25/173 Schedule of Planning Applications to note

25/02867/NONMAT: Land South of Tower Gardens The Street Mortimer Common Reading

Non-Material Amendment to approved application 22/01422/RESMAJ (Approval of reserved matters following Outline Permission 19/00981/OUTMAJ [Section 73: Variation of condition 6-approved plans of approved application 17/03004/OUTMAJ: This outline application comprises two parts: Part a) The erection of 110 dwellings including affordable housing, public open space and associated landscaping with all matters reserved other than access and layout; Part b) The erection of a 3FE Infant School and 900sqm GP surgery (Use Class D1) with shared parking area with all matters reserved other than access.] Matters seeking consent: Appearance, Landscaping and Scale). Amendments to Plots 51-58 and erection of a short section of low walling upon which the name of the develop lent will be shown.

26/00008/PASSHE: 43 The Avenue Mortimer Common Reading RG7 3QU

Application to determine if prior approval is required for a proposed: Larger Home Extension - Proposed single storey rear extension 4.20m beyond rear wall x 3.50m maximum height x 2.30m at eaves.

#The Committee noted the Planning Applications.

25/174 Planning Applications for Future Consideration

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

25/02941/FULMAJ: Redwoods The Street Mortimer Common Reading RG7 3RD

Demolition of existing residential property known as Redwoods; Creation of a new hard and soft play (eg 3ePlainand habitat area for St Johns Infant School; Provision of a new car park providing 17 no. parking spaces for school staff, to be accessed off The Street via the existing access serving Redwoods; Erection of 32no. retirement

properties (Use Class C3) age restricted to over 55's with communal amenity space and pavilion, parking and associated infrastructure, and landscaping; and Erection of a dental surgery falling with use class E, with a floor area of 705 sqm with parking and associated infrastructure, and landscaping.

#Minuted above.

25/175 Items for information only

a Decisions received from West Berkshire Council

25/02673/CERTP: 40 Windmill Road Mortimer Common Reading RG7 3 RN

Single Storey extension.

APPROVED – 19 December 2025.

25/02472/NONMAT: Land South of Tower Gardens The Street Mortimer Common Reading

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

REFUSED – 19 December 2025

SMPC 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.

25/02711/NONMAT: 44 Stephens Close Mortimer Common Reading RG7 3TY

Non-Material Amendment to planning permission 25/01807/HOUSE: Proposed single storey sun room to replace large conservatory to rear of property.

Amendment: Moving one side wall over. No change at all to the current approved build. All materials will stay the same.

REFUSED – 22 December 2025

25/02352/PASSHE: Twelve Oaks Brewery Common Mortimer Reading RG7 3RH

Application to determine if prior approval is required for a proposed: Larger Home Extension - Proposed single storey rear and single storey side and rear extensions projecting 8 metres beyond the original rear elevation of the dwelling. Dimensions 8m beyond rear wall, 3.80m height, 2.50m eaves height.

APPROVED – 23 December 2025

25/02661/COND: Windmill Court Windmill Road Mortimer Common RG7 3RL

Approval of details reserved by Condition (10) Arboricultural Method Statement of planning permission 23/01859/FULMAJ: Demolition of Windmill Court and the erection of 24no. dwellings, car parking, landscaping and other associated works.

REFUSED – 13 January 2026.

25/02692/TPW: West End Road Mortimer Common Reading RG7 3TJ

T1 - Yew: in rear garden. Reduce limbs that face the property reduce by 1.5-2m. Height will remain unchanged and the finished width will be approximately 5 - 6 metres. T2 - Conifer: in front garden. Reduce limbs that face the property reduce by 1.5-2m. Height will remain unchanged and the finished width will be approximately 5 - 6 metres. T3 - Dead Pine in front garden – fell.

APPROVED – 22 January 2026

b Minor matters for information

None.

25/176 Communications

Cllr Allan suggested that a communication be sent to thank the Basingstoke and Deane Local Plan Steering Group for their work. This was noted as an action by Cllr Bridgman.

25/177 Future Agenda Items

No specific items for a future agenda identified.

Part II (if needed)

25/178 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 19:42