



Stratfield Mortimer Parish Council

Minutes of the Meeting of the Planning & Highways Committee held on Thursday 2 April 2026 at Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB

Present

Members

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

Other Councillors

Cllr H Geary

Officers of the Council

S Taylor

Public/Press

4 members of the public attended and no members of the press

Commencement

The meeting commenced at 19:30

Part I

25/211 Apologies

Apologies were received from Cllr S Hill. Cllr J Allan was not present.

25/212 To receive any declarations of interest

None.

25/213 Public Questions

3 members of the public attended for agenda item 25/217.1 and their questions were raised there. One representative from TA Fisher attended (see items 25/219.2 and 25/220.1).

25/214 Minutes of last meeting

The Minutes of the Planning and Highways Committee Meeting held on 12 March were received with no amendments and resolved for signature by the Chairman as a true record of the meeting.

25/215 Chairman's remarks

Cllr Todd had no remarks.

25/216 Items to be taken into private session

Not needed.

25/217 Highway items for consideration

- 1 To discuss the state of St John's Road after a presentation was received from the newly formed road maintenance committee for St John's residents.**

Three members of the public addressed the committee to request support. A St John's Road Residents' Committee had been formed, had met with Michael Jewell, and had agreed on a phased plan to improve the condition of St John's Road. They are also seeking financial contributions from St John's residents to help fund the work.

However, some residents are reluctant to contribute to a repair fund and have asked whether the Planning and Highways Committee could write to residents and frontage shops to encourage participation. Suggested wording for the letter will be provided by the resident's committee.

25/218 Steering Group Reports

- 1 To receive an update from the Neighbourhood Plan Steering Group (NPSG).**

Cllr Todd reported that planning consultants Bell Cornwell are currently finalising the policies following comments received from West Berkshire Council. The NPSG expects to begin Regulation 14 consultation in approximately eight weeks.

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

Cllr Kilshaw reported that all the representations are available on the Basingstoke and Deane consultation portal. There were a total of 1234 objections for SPS5.15: Land at West End Farm, Mortimer. In total there were around 5,000 responses. The consultation highlighted significant concerns about infrastructure capacity, particularly water supply, raised by key bodies including the Environment Agency, Natural England and Southeast Water. A revised timetable will be set once the scale of work required is understood.

25/219 Planning Items for consideration

- 1 To consider the response received from West Berkshire Council Planning Enforcement in relation to enforcement enquiry 25/00259/05NOAC concerning the windows at Lime Tree Cottage, and to determine any further action required.**

Cllrs Bridgman and Todd both disagreed with the WBC Planning Enforcement decision that the windows could be changed under permitted development. The replacement windows do not include glazed bars, and both councillors felt that the new windows should be like-for-like with the originals. Cllr Todd to agree a wording to go back to Planning Enforcement.

- 2 To consider the response from West Berkshire Council regarding the retaining wall in Tower Gardens and decide next steps.**

Cllr Bridgman reported that he had heard back from WBC and that, subject to the retaining wall being properly constructed and maintained up to the point of transfer, WBC would take over the management of the open space, including the retaining wall. The representative of TA Fisher would prefer this as a solution rather

than giving each relevant property responsibility for a portion of the wall below them. Cllr Bridgman to write back to WBC.

25/220 Schedule of Planning Applications for consideration

1 25/02941/FULMAJ: Redwoods The Street Mortimer Common Reading

Re-consultation for amended plans - 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.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 2 April 2026 under agenda item 25/220.1 and had no objections.

#Cllr Bridgman thanked TA Fisher for taking onboard the comments regarding the apartment block height. Cllr Bridgman raised one concern about the roof height on one side of the new elevation plan. It looks like this is where the lift is. TA Fisher to confirm.

#A discussion was held about the TPO issued by the Tree officer of WBC. The representative from TA Fisher said the TPO would involve moving the car park to the South. TA Fisher to provide the committee with their views via email. Cllr Todd and the Deputy Clerk will reach out to St John's school for their views and then write to Tree Officer to ask for the reasons the TPO was issued.

2 26/00298/HOUSE: Prospect Cottage 26 Windmill Road Mortimer Common Reading RG7 3RN

Porch extension.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 12 2 April 2026 under agenda item 25/220.2 and had no objections.

3 26/00208/HOUSE: 77 College Piece Mortimer Reading RG7 3XH

Building of a timber shed to store a bike on the Left hand side of my front door, the shed will be a small 1100mm x 2090mm x 2100mm with a flat roof, cladded to match the house, in blue Hardie Plank cladding boards. The Roof to be flat and made of roofing felt or EDPM Rubber.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 2 April 2026 under agenda item 25/220.3 and as the shed is at the front of the building line object on aesthetics as it changes the character of the road.

4 26/00340/HOUSE: 32 Longmoor Lane Mortimer Common Reading RG7 3RP

Erection of single storey side and rear extension.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 2 April 2026 under agenda item 25/220.4 and had no objections other than the parking space requirements as highlighted by Highways.

5 26/00394/FUL: 37-39 King Street Mortimer Common Reading RG7 3RS

'Change of Use', alterations and erection of 4 no. dwellings (Class C3) and associated works. Section 73: Variation of condition 2-Approved Plans, of previously approved application 24/01212/FUL.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 2 April 2026 under agenda item 25/220.5 and was concerned that the increase in ridge height in the roof would enable building into the roof under permitted development in the future and the committee suggests that permissible development be removed for building into the loft space should the increase in ridge height be approved.

25/221 Schedule of Planning Applications to note

None to note.

25/222 Planning Applications for Future Consideration

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

1 26/00511/FUL: Manns Farm Nightingale Lane Mortimer Reading RG7 3PS

Retrospective Change of Use from agricultural use to ancillary use to a wellness centre granted under application 22/01080/FUL.

25/223 Items for information only

1 Decisions received from West Berkshire Council

1 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.

APPROVED – 12 March 2026

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.

2 To receive a speeding report on the Smiley SIDS

The speeding report was received. Cllr Dennett reported that the 24 hours data received from the Smiley SIDS has shown that the speeding problem is worse than was first thought. Cllr Dennett does think the Smiley SIDS are causing people to slow down as it captures the driver's speed at 3 stages, and taken together these indicate a slowing when the SID is seen.

Cllr Child suggested the 30mph sign along West End Road be moved closer to Mortimer West End as there is a lot of speeding along that stretch of road. It was suggested to reach out to WBC Highways to see what street furniture could help to address the problem. Cllr Dennett will prepare some bullet points for Cllr Todd to help her write to WBC. Cllr Dennett also reported that he and Cllrs Bridgman and Stewart had attended a road safety session at WBC and learnt that WBC has other data we can tap into.

There is also a new SID policy coming which will need to be discussed at the next Planning and Highways Committee meeting where highways issues are discussed.

It was suggested to have a speeding report in the annual news bulletin in June and ask for volunteers.

25/224 Action Tracker

To review the Action Tracker, receive an update outlining actions taken since the last meeting.

The Action Tracker was reviewed, with outstanding items discussed and further actions identified.

25/225 Minor Matters

None.

25/226 Communications

None.

25/227 Future Agenda Items

To discuss the new SIDs policy from WBC.

Part II (if needed)

25/228 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 21:18.