



Stratfield Mortimer Parish Council

Minutes of the Meeting of the Planning & Highways Committee held on Thursday 23 April 2026 at Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB

Present

Members

CLRs G Bridgman, S Child, M Dennett, S Hill, D Kilshaw and J Todd (Chairman)

Other Councillors

CLr D Morsley

Officers of the Council

S Taylor

Public/Press

No members of the public or press attended.

Commencement

The meeting commenced at 18:45

Part I

25/229 Apologies

Apologies were received from CLRs J Allan and M Lock.

25/230 To receive any declarations of interest

CLRs Bridgman, Child, Dennett, Hill, Kilshaw and Todd declared a personal interest for agenda items 25/236.1 and 25/236.2 as they knew the applicants.

25/231 Public Questions

No members of the public attended.

25/232 Minutes of last meeting

The Minutes of the Planning and Highways Committee Meeting held on 2 April were received with one amendment and resolved for signature by the Chairman as a true record of the meeting.

25/233 Chairman's remarks

CLr Todd had no remarks.

25/234 Items to be taken into private session

Not needed.

25/235 Steering Group Reports

1 To receive the minutes from the Neighbourhood Plan Steering Group from 31 March.

The committee noted that the minutes from the Neighbourhood Plan Steering Group (NPSG) meetings of the 31 March had been received.

Cllr Bridgman reported that the NPSG had held another meeting on 21 April. A lot of progress had been made with reviewing the policies with the feedback from West Berkshire Council. Updated policies will be sent to Bell Cornwell shortly for further review.

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

Cllr Kilshaw had nothing to report.

25/236 Schedule of Planning Applications for consideration

1 26/0511/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.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 23 April 2026 under agenda item 25/236.1 and had no objections.

(In responding to WBC, the Deputy Clerk was asked to make the following points/ask the following questions:

- The Committee disagreed with the Highways comments about traffic - experience was that the development of Soul Barns had made little difference to vehicle movements locally, and in any event any increase had been easily accommodated - and saw no reason that this application should make any significant difference.
- The Committee noted that the application was for a change of use and that there was little, if any, reference to the use of infrastructure, specifically TRX apparatus. The Committee further noted the reference in the application to extending the time that the land could be used for the purpose beyond 28 days as set out in permitted development legislation and asked the following questions:
 - if permission is granted, can the applicant install infrastructure (eg TRX apparatus) on the land permanently, or is this limited to permitted development time limits for temporary structures>
 - is the 28 day permitted development limit for a temporary structure: (i) a limit as to 28 days of actual use; or (ii) a limit to the number of days a temporary structure can be sited on the land, regardless as to whether it is in use or not?)
- The Committee also agreed that the concerns raised by Environmental Health should not be considered sufficient grounds to refuse the application, and any potential noise issues can be addressed through appropriate enforcement and compliance measures.

2 26/000327/TDC: Hunters Lodge Brewery Common Mortimer Reading RG7 3RH

Technical Details Application pursuant to the granting of Permission in Principle under Appeal Ref: APP/W0340/W/25/3361998 (LPA Ref: 24/02278/PIP) for the development of a single detached dwelling and garage, and the creation of a new access onto Brewery Common.

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 23 April 2026 under agenda item 25/236.2 and had no objections.

25/237 Schedule of Planning Applications to note

1 26/00707/COND: Windmill Court Windmill Road Mortimer Common RG7 3RL

Application for Approval of Details Reserved by Conditions 9 (Employment Skills Plan), 11 (Landscaping), 17(Sustainability measures), 19 (Road construction), 20 (Electric Charging Point), 21 (Footway/cycleway provision) and 24 (Drainage) of planning permission 23/01859/FULMAJ.

2 26/00739/COND: 56 The Avenue Mortimer Common Reading RG7 3QX

Application for approval of details reserved by condition 3 (Tree protection) of approved 25/02533/HOUSE.

25/238 Planning Applications for Future Consideration

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

1 26/00512/HOUSE: 44 Stephens Close Mortimer Common Reading RG7 3TY

Single storey sun room rear of property to replace a large conservatory, mostly on the same footprint.

25/239 Items for information only

1 Decisions received from West Berkshire Council

1 26/00328/COND: Land between Victoria Road and Goring Lane Reading Road Mortimer Reading

Application for approval of details reserved by Conditions 1 (Time), 2 (Approved Plans), 3 (Arboricultural Method Statement), 4 (Ecology), 5 (SuDs) and 6 (CMS) of approved 23/01524/FUL.

APPROVED – 1 April 2026

2 26/00163/HOUSE: The Kestrel Ravensworth Road Mortimer West End Reading RG7 3UD

APPROVED – 9 April 2026

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 12 March 2026 under agenda item 25/203 and had no objections.

3 26/00153/FUL: Latham Cottage The Street Mortimer Reading RG7 3RL

Demolition of a fire-damaged dwelling and its replacement with a like-for-like single residential dwelling at Latham Cottage, The Avenue, Mortimer, RG7 3RD.

APPROVED – 1 April 2026

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 12 March 2026 under agenda item 25/203 and had no objections.

4 26/00326/COND: Windmill Court Windmill Road Mortimer Common Reading RG7 3RL

Application for Approval of Details Reserved by Conditions 7 (CMS), 10 (Arboricultural Method Statement), 13 (Construction and Environmental Management Plan), and 14 ((Landscape and Ecological Management Plan) of planning permission 23/01859/FULMAJ.

APPROVED - 14 April 2026

5 25/02419/HOUSE: Nenzing Sweetzers Piece Mortimer Reading RG7 3UX

Proposed 2 storey rear and side extensions and alterations.

APPROVED – 15 April

SMPC Comments: - Stratfield Mortimer Parish Council considered the plans for this application at its Planning & Highways Committee meeting on 19 February 2026 under agenda item 25/187 and had no objections.

6 26/00298/HOUSE: Prospect Cottage 26 Windmill Road Mortimer Common Reading RG7 3RN

Porch extension.

APPROVED – 16 April 2026

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.

25/240 Minor Matters

None.

25/241 Communications

None.

25/242 Future Agenda Items

None.

Part II (if needed)

25/243 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 19:13.