



Stratfield Mortimer Parish Council

Minutes of the Meeting of the Planning & Highways Committee held on Thursday 17 September 2026 at Mortimer Methodist Church Hall, West End Road, Mortimer, RG7 3TB

Present

Members

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

Other Councillors

Officers of the Council

S Taylor

Public/Press

Two members of the public were in attendance. No members of the media were present.

Commencement

The meeting commenced at 19:30

Part I

26/069 Apologies

Apologies were received from Cllrs J Allan S Child, D Kilshaw, and D Morsley.

26/070 To receive any declarations of interest

None were declared.

26/071 Public Questions

Two members of the public asked how they could object to planning application 26/01751/FUL – 2 West End Road, which was mentioned under agenda item 26/079. Although the application will not be considered until the Planning and Highways Committee meeting on 8 October 2026, the Committee advised them on the process for submitting an objection. Their main concern was the safety of access to and from the site, particularly as the site is located on a bend.

A further question was raised regarding speeding along Catherine's Hill, which has been exacerbated by the increase in traffic resulting from the closure of Padworth

Road and the unnamed road. Cllr Dennett reported that a Speed Indicator Device (SID) had been installed at the location and that he had been monitoring vehicle speeds.

The same two members of the public also asked for an update on the 350 houses at West End Road Farm. Cllr Todd proposed to move agenda item 26/075.2 *To receive an update from the Basingstoke and Deane Local Plan Steering Group* to next on the agenda.

26/075 Items for consideration

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

Cllr Todd reported that she and Cllr Kilshaw had attended the Basingstoke and Deane Borough Council meeting on 8 September, at which approval was sought to commence work on a new Local Plan. This was prompted by concerns over Southeast Water's ability to support the proposed level of development, changes to the National Planning Policy Framework (NPPF), and the Council's inability to meet the December deadline. While the proposed 350 homes could still be included in the new Local Plan, any development is likely to be at least two to three years away.

26/072 Minutes of last meeting

The Minutes of the Planning and Highways Committee Meeting held on 6 August were received with no amendments and approved with one abstention for signature by the Chairman as a true record of the meeting.

26/073 Chairman's remarks

Cllr Todd had no remarks.

26/074 Items to be taken into private session

Cllr Todd determined that agenda item 26/076.1 would be discussed in Part II due to the confidential nature of the matter to be discussed.

26/075 Steering Group Reports

1 To receive the draft minutes from the Neighbourhood Plan Steering Group from 18 August 2026.

The committee noted that the minutes from the Neighbourhood Plan (NP) Steering Group of 18 August had been received. Cllr Bridgman reported that the draft NP was ready to proceed to Regulation 14 consultation and had been sent to West Berkshire Council (WBC). The six-week public consultation will commence on 12 October. The Steering Group is also confirming the list of statutory consultees.

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

This item was taken early – see minute above. Cllr. Todd added that a letter has been sent to Englefield where they have been asked to confirm that they won't progress development proposals for West End Farm ahead of the emerging Basingstoke & Deane Local Plan process.

3 To receive an update from the Traffic Management Working Party and the minutes of the meeting held on 9 September 2026.

The minutes of the meeting of 9 September were received. Cllr Hill referred to the proposed 20mph speed limit between the two schools and asked whether residents should be consulted on a variable 20mph limit applying only during school drop-off and pick-up times. It was agreed that the resident's poll would

include different options for residents to consider. A general discussion about speeding in the village and enforcement followed. Cllr Todd mentioned that someone doing 30+ in a 20mph zone would get a greater fine than someone who does 30+ in a 30mph zone. Cllr Todd noted that the views of residents would need to be sought before progressing with any proposal for a 20mph zone.

Cllr Dennett reported that he had been analysing the speed data and that on Catherine's Hill every day between 16:00 and 17:00 speeds of over 55mph were being recorded. The same issues are seen in West End Road.

26/076 Items for consideration

1 MOR005 – to discuss proposals received

Minute at Part II.

2 To discuss the changes to the new National Planning Policy Framework (NPPF) published on 17 August 2026.

Cllr Todd presented a PowerPoint presentation outlining the main changes to the NPPF, with particular focus on development near railway stations.

26/077 Schedule of Planning Applications for consideration

There were none.

26/078 Schedule of Planning Applications to note

1 26/01749/COND: Windmill Court Mortimer Common Reading RG7 3RL

Application for approval of details reserved by condition 3 (Materials) of approved 23/01859/FULMAJ.

2 26/01923/NONMAT: 37 Victoria Road Mortimer Common Reading RG7 3SH

Application for a Non-Material Amendment Following a Grant of Planning Permission 24/00957/HOUSE. Amendments: Change the proposed construction of the single storey rear extension from masonry cavity walls to timber frame with slate coloured "Fibre cement click" cladding. I would also like to remove the proposed door on the side elevation to create a solid wall, and put double-doors on the rear elevation facing down the garden.

3 26/01898/CERTE: Laburnums 11 King Street Mortimer Common Reading RG7 3RS

Loft conversion and new dormer part of existing dwelling.

#The committee noted the above applications.

26/079 Planning Applications for Future Consideration

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

1 26/01751/FUL: 2 West End Road Mortimer Common Reading RG7 3SY

The proposal comprises the erection of four three-bedroom dwellings (two detached and two semi-detached) following the demolition of the former dilapidated dwelling and associated structures.

2 26/01874/FUL: 6A Victoria Road Mortimer Common Reading RG7 3SE

Change of use of existing first floor office accommodation (Class E) to provide four ensuite guest bedrooms for short-stay visitor accommodation (Use Class C1), together with associated internal alterations, enlargement of existing window openings and installation of a new window Schedule of Licensing Applications for Consideration

1 Decisions received from West Berkshire Council

1 26/00784/CERTE: Five Oaken Cottage Reading Road Burghfield Common Reading RG7 3QD.

Application for a Lawful Development Certificate for an Existing Use or Operation or Activity: For the use of the site as a children's home.

APPROVED – 17 August 2026

2 26/01363/TPW: 64 West End Road Mortimer Common Reading RG7 3TH

T1- Oak: Located in back garden. Remove any major deadwood, re-balance canopy due to a historical stem/limb failure scaffold limb on east side of the tree. Reduce by 2-3 metres to a suitable growth point due to over extension. Re- balance west side of canopy by 1-2 metres to form asymmetrical crown.

T2 - Oak: On the drive at the front of the property. Remove epicormic growth on main stem to 4-5 metres. Remove deadwood and tip reduce limbs towards house by 1 metre to encourage new growth

T3 - Oak: at the front of the property close to the road side. Remove major deadwood that poses a risk to the footpath. Reduce canopy by 1 metre to encourage new healthy growth.

APPROVED – 17 August 2026

3 26/0453/HOUSE: The Havethuset Mortimer Hill The Street Mortimer RG7 3PW

Detached garage building.

APPROVED – 25 August 2026

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at the meeting of its Planning & Highways Committee held on 6 August 2026 under Agenda Item 26/059.1 and had no objections.

4 26/01234/HOUSE: 35 The Avenue Mortimer Common Reading RG7 3QU

Erection of a two-storey side extension, partial two-storey rear extension, and single-storey rear extension. Installation of 3no. rooflights and alterations to the roof form including the addition of gable features to the front and rear elevations. Extension and alteration of the existing bay window roof to continue across the front elevation, with associated changes to fenestration and external appearance.

APPROVED – 9 September 2026

SMPC Comments: Stratfield Mortimer Parish Council considered the plans for this application at the meeting of its Planning & Highways Committee held on 16 July 2026 under Agenda Item 26/041.1. The Committee supports the comments of the Highways Officer and notes the amended plan showing three parking spaces. In light of this, the Parish Council has no objection to the application.

5 26/01605/CERTP: 6 Briar Lea Road Mortimer Common Reading RG7 3SA

Reconstruction and enlargement of existing garage and utility room, including replacement of two windows and one door, and partial external wall rendering.

APPROVED – 15 September 2026

Cllr Bridgman reported that he had created a new CIL spreadsheet to assist with forecasting potential CIL receipts. The Deputy Clerk will review new planning

applications and add those liable for CIL to the spreadsheet. It was noted that the decision for 35 The Avenue confirms CIL liability and should therefore be added.

26/081 Action Tracker

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

The Planning Action Tracker was reviewed, with outstanding items discussed.

Cllr Bridgman reported that the permissive path to the right of Windmill Court, leading to Windmill Common, was narrower than shown on the plans. The Clerk has written to Sovereign. The Deputy Clerk was asked to add this to the action tracker for monitoring.

26/082 Minor Matters

- Cllr Hill reported would contact West Berkshire Council about the repainting of the white lines in West End Road.
- Cllr Dennett raised an issue about people parking on the yellow lines outside the fire station to go to the Pharmacy.

26/083 Communications

Nothing to communicate.

26/084 Future Agenda Items

None.

Part II (if needed)

26/085 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.

Cllr Todd proposed.

Cllr Bridgman seconded.

Resolved unanimously.

1 26/076.1 MOR005 – to discuss proposals received

Cllr Bridgman reported that a confidential meeting would be held on Monday 21 September with the parties involved to discuss the proposals received.

Close

The meeting closed at 21.01