

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 10<sup>th</sup> January 2023 at 7pm**  
**in the Council Chamber, Brownsfield Road, Thatcham**

Present: Councillor Simon Pike (Chairman)  
 Councillors Mike Cole (substituting for Lee Dillon), Richard Crumly,  
 Mark Lillycrop, David Lister and Keith Woodhams

In attendance: Trudy Blackney (Deputy Town Clerk)  
 Eric Owens – West Berkshire Council Interim Executive Director of Place  
 Bryan Lyttle – West Berkshire Council Planning Policy Manager  
 Rowan Cole – West Berkshire Council Planning Engagement Officer  
 1 member of the press (Newbury Weekly News)

Councillor Lee Dillon attended remotely

The Chairman sought agreement to rearrange the order of the meeting to facilitate Officers attending from West Berkshire Council, to discuss Item 5 LOCAL PLAN REVIEW (REGULATION 19) following Declarations of Interest.

- PH/2023/001      APOLOGIES FOR ABSENCE**  
 Apologies for absence were received from Councillors John Boyd, Lee Dillon (Councillor Mike Cole appointed as substitute) and Jennifer Walker.
- PH/2023/002      DECLARATIONS OF INTEREST**  
 Declarations of interest were received from Councillor Mike Cole for agenda item 5 (PH/2023/005) being the Chair of Directors of the Kennet Academy Trust.
- PH/2023/003      MINUTES**  
**RESOLVED** that the Minutes of the meeting held on the 13<sup>th</sup> December 2022, having been previously circulated, be taken as read, confirmed, and signed as an accurate record.
- PH/2023/004      MATTERS ARISING FROM THE PREVIOUS MEETING**  
**PH/2022/167 - Traffic Management / Highways / Road Safety Matters**  
 Councillor Woodhams gave an update following a response received from West Berkshire Council concerning the refreshment of white lines around Thatcham, following a list of requirements being sent to West Berkshire Council. West Berkshire Highways had responded that they intended to carry out the white lining and were awaiting a date for commencement.
- PH/2023/005      LOCAL PLAN REVIEW (REGULATION 19)**  
 Officers from West Berkshire Council attended the meeting to provide some context to the Local Plan Review process.
- RESOLVED** to allow members of the public to speak

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**PH/2023/005 LOCAL PLAN REVIEW (REGULATION 19) continued**  
 Officers took questions from Councillors in preparation for Thatcham Town Council's response to the Local Plan Review consultation. Officers explained that there had been a delay to the start date of the consultation and were not in a position to give a new date for commencement at the meeting.

*Councillor Dillon left the meeting*  
*West Berkshire Council Officers left the meeting*

*The meeting returned to the order of the agenda*

**PH/2023/006 LAWRENCES LANE, THATCHAM – PROHIBITION OF MOTOR VEHICLES (EXPERIMENTAL ORDER)**  
 Committee was advised that the consultation which had been running for six months, regarding the experimental order for the prohibition of motor vehicles on Lawrences Lane, would close on the 19<sup>th</sup> January 2023. Councillors considered a response to the consultation, drafted by the Chairman in discussion with Councillor Lister, following guidance agreed at the last meeting of the Planning & Highways Committee on 13<sup>th</sup> December 2022 (PH/2022/161). The document supported the continuation of the Traffic Road Order (TRO) to make it permanent. **RESOLVED** to submit the response, as presented, for the continuation of the Traffic Road Order in response to the consultation.

**PH/2023/007 INQUIRY APP/W0340/W/22/3292211 - 21/02112/FUL – LAND AT LAWRENCES LANE, THATCHAM**  
 Committee was advised that formal notification had been received regarding the adjournment of the Planning Inquiry which had started on the 6<sup>th</sup> December 2022 and that the Town Council had been notified that it would recommence on Wednesday 1<sup>st</sup> February and 8<sup>th</sup> – 10<sup>th</sup> March. **RESOLVED** to note this information.

**PH/2023/008 22/02842/OUTMAJ LAND ADJACENT TO LITTLE COPSE, SOUTHEND, COLD ASH**  
 Committee discussed the planning application for Land adjacent to Little Copse, Southend, Cold Ash 22/02842/OUTMAJ, application for outline planning permission with some matters reserved for up to 23 First Homes with associated parking and private amenity area. The application was previously considered at the meeting of Planning and Highways on 13<sup>th</sup> December 2022, where Committee had objected to the application. The Chairman advised he had been unaware at the time that the application had been submitted under a new Government scheme called First Homes which would enable developers to put forward sites for first homes outside of a settlement boundary. This had not been noted in Thatcham Town Council's response to the planning application. The Chairman believed the application would be Called-In to be considered by the Eastern Area Planning Committee and in anticipation of this, the Chairman had prepared a personal representation objecting to the application for consideration by Members and requested Committee endorse the conclusions of the response to enable the personal representation to be cited as the Town Council's view. **RESOLVED** to endorse the Chairman's comments for submission to Eastern Area Planning meeting (appendix I to these Minutes).

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**PH/2023/009 PLANNING APPLICATIONS**

Members considered the following planning applications:

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
1	Thatcham Colthrop & Crookham	22/02986/FULMAJ	Harrods Distribution Centre Unit 1 Mill Lane	Install a solar array that would cover the full area of the roof maximising the amount of solar PV that is installed. Based on the roof space available, it is proposed to install a 1,600kWp solar array to the main roof area. <b>RESOLVED: SUPPORT</b>
2	Thatcham Colthrop & Crookham	22/02934/PASOL	Xtrac Gables Way	Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings - The installation of roof top solar PV panels, to a capacity of 740 kW. <b>RESOLVED: SUPPORT</b>
3	Thatcham Colthrop & Crookham	22/03090/HOUSE	15 Golding Close	Proposed two-storey side extension and associated alterations <b>RESOLVED: NO OBJECTIONS<sup>1</sup></b>
4	Thatcham West	22/02498/HOUSE	29 Roman Way	Proposed double storey side extension <b>RESOLVED: NO OBJECTIONS<sup>2</sup></b>

<sup>1</sup> Thatcham Town Council had no objections provided concerns raised by Highways with parking were addressed.

<sup>2</sup> Thatcham Town Council had no objections on condition satisfactory arrangements for parking for number of people believed to be resident, and for West Berkshire Council to consider whether the disposition of rooms particularly bathrooms is consistent with the claimed arrangement of the rooms in occupation as part of its consideration of the application.

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**PH/2023/009 PLANNING APPLICATIONS cont**

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
5	Thatcham Central	22/03041/HOUSE	20 Oak Tree Road	Conversion of garage and extension to front, side and rear. <b>RESOLVED: OBJECT<sup>3</sup></b>

**PH/2023/010 PLANNING MATTERS**

There were no planning matters arising since publication of the agenda.

**PH/2023/011 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

There were no traffic matters arising since publication of the agenda.

**PH/2023/013 DECISION NOTICES**

Members noted planning decisions published since the last meeting of this Committee.

**PH/2023/014 REPORTS FROM TOWN COUNCIL APPOINTEES TO OUTSIDE BODIES**

Members noted Surface Water Management Plan and Thatcham Flood Forum had met the previous week with the new West Berkshire Council Officer who was managing the flood alleviation programme. This had provided the opportunity to meet with the forum and stakeholders at the Memorial Trust and to advise a press release would be issued shortly advising residents of work starting on the North and East projects would commence late January 2023 and that the public consultation exercise for the final phase the Memorial Project would take place in the summer with a view to work starting in 2024

There being no further business the Chairman declared the meeting closed at 9:08pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

<sup>3</sup> Thatcham Town Council objects to the application on the same grounds as it objected to the previous application 22/02251/HOUSE – Part retrospective – two storey side extension following demolition of existing garage, single storey front and rear extensions which was considered at a meeting of its Planning & Highways Committee 11<sup>th</sup> October 2022.

OBJECTS on the grounds:

Had the application come before the committee in its entirety the committee would have objected to the complete proposal due to overdevelopment and lack of access to the rear of the property. Given that the ground floor has already been approved Thatcham Town Council object to the first-floor extension on the grounds of:

1. Overdevelopment of the site.
2. Lack of adequate parking as two of the spaces would not be accessible with the 3rd parking space occupied, and therefore the spaces would not be used in the appropriate manner.