

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 7<sup>th</sup> May 2024 at 19:00hrs**  
**in the Council Chamber, Brownsfield Road, Thatcham**

Present: Councillor Simon Pike (Chairman)  
 Councillors Dave Lunn (substituting for Jeff Brooks), Jay Lunn,  
 Tom McCann, Justin Pemberton and Val Watts

In attendance: Mel Taylor (Town Clerk)

**PH/2024/036 APOLOGIES FOR ABSENCE**  
 An apology for absence was received from Councillor Jeff Brooks  
 (Councillor Dave Lunn appointed as substitute).

**PH/2024/037 DECLARATIONS OF INTEREST**  
 There were no declarations of interest.

**PH/2024/038 MINUTES**  
**RESOLVED** that the Minutes of the meeting held on 9<sup>th</sup> April 2024, having been  
 previously circulated, be taken as read, confirmed and signed as an  
 accurate record.

**PH/2024/039 PLANNING APPLICATIONS**  
 Committee considered the following planning applications:

Plan No.	Ward	Application No.	Location:	Proposal:
1	Thatcham West	24/00836/HOUSE	29 Roman Way	Part two-storey, part single storey side extension <b>RESOLVED: OBJECT on the following grounds:</b> <ul style="list-style-type: none"> <li>○ Access point is on a corner junction</li> <li>○ Insufficient information provided on proposed parking, likely to be inadequate provision and not accessible by all potential vehicles</li> <li>○ Proposal is out of character with the area</li> </ul>
2	Thatcham North-East	24/00831/HOUSE	2 Parkside Road	Two-storey side extension and front porch extension following demolition of existing garage. <b>RESOLVED: NO OBJECTION subject to Highways being satisfied with any changes to access to provide sufficient parking</b>

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**PH/2024/040 DECISION NOTICES**

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

**PH/2024/041 WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039**

- a. Councillor Pike outlined a proposal of West Berkshire Council to amend the settlement boundary, as set out in its written statement of March 2024 in response to the Local Plan Review, Matter 4, relating to North East Thatcham strategic site (Policy SP17).

**RESOLVED** to object to the proposed amended settlement boundary being included in the Local Plan and that the Town Council's previous statement that the settlement boundary should not be defined until further studies had been carried out was maintained, and that Councillor Pike be authorised to report Committee's objection to the Local Plan Review hearing, which he was attending as representative of the Town Council.

- b. Councillor Pike provided a summary of the Hearing to date, which had started the previous day and was being live streamed.

**PH/2024/042 PLANNING MATTERS**

**a. Appeal Decision**

Committee noted that the following appeal had been dismissed, due to the effect of the development on 'the proper functioning and safety of the highway' and 'surface water flood risk':

Appeal Reference: APP/W0340/D/23/3328912

Application Reference: 23/00934/HOUSE

Address: 4 Northfield Road

Proposal: Dropped kerb and conversion of existing front garden to a permeable block paved driveway

**b. 23/02965/FULMAJ – Land East Of Goddards Road and 2, Gables Way**  
*Councillor Pemberton declared a non-pecuniary interest in this agenda item, as a Member of the Eastern Area Planning Committee which was due to consider the application on 8<sup>th</sup> May 2024*

Councillor Pike updated Committee on the application for construction of a logistics hub, following a site visit, highlighting that the height of the building had been revised and the requests of the Town Council regarding provision of Electric Vehicle Charging Points and the installation of solar panels, would be addressed through conditions should planning approval be given.

**PH/2024/043 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

Committee noted the following information:

**a. Colthrop Lane Closure**

Notification had been received that Colthrop Lane would be closed from 09:30hrs to 15:30hrs each day between 7<sup>th</sup> May 2024 and 9<sup>th</sup> May 2024, between its junction with A4 Bath Road and its junction with Colthrop Way, to enable Openreach safe access to install ducting between underground chambers.

An alternative route was via A4 Bath Road, Gables Way, Colthrop Lane and vice versa. A diversion would be signed on site. Blue light access would be permitted.

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**PH/2024/043 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**  
**continued**

**b. Closure of footpath THAT/34/1**

Notification had been received that the Department for Transport had given permission to extend the closure of footpath THAT/34/1 for a further six months, meaning the closure would remain in place from 2<sup>nd</sup> May 2024 to 2<sup>nd</sup> November 2024, between its junction with Lower Way and footpath THAT/17/1.

**c. Footway Improvement Works**

Notification had been received of the following footway improvements:

- i. The Close – 13<sup>th</sup> May 2024, 08:00hrs – 17:00hrs.
- ii. Fromont Drive – 16<sup>th</sup> May 2024 to 17<sup>th</sup> May 2024, 08:00hrs – 17:00hrs each day.
- iii. Ilkley Way – 20<sup>th</sup> May 2024 to 24<sup>th</sup> May 2024, 09:30hrs – 15:30hrs each day.

**d. Footpath between Beverley Close and Memorial Playing Field**

It had been reported that the footpath between Beverley Close and the Memorial Playing Field had been closed, preventing access to the playing field. Councillor Pike had located a 'Notice of Decision' issued by Newbury District Council, relating to development of Beverley Close, dated 15<sup>th</sup> February 1980, stating:

"Condition 5 – Provision shall be made in the development for pedestrian access from Beverley Close to the public open space to the east which shall be laid out and maintained to the satisfaction of the District Planning Authority on the substantial completion of the development hereby permitted."

**RESOLVED** to write to West Berkshire Planning Enforcement to enquire whether the Condition was still valid and, if so, whether it was enforceable.

**e. Burys Bank Road**

Notification had been received that Burys Bank Road would be closed on 16<sup>th</sup> May 2024, between 09:30hrs and 15:30hrs, from the junction with Greenham Road to its junction with Crookham Hill, to enable Volker Highways to carry out permanent carriageway repairs on behalf of West Berkshire Council.

There being no further business the Chairman declared the meeting closed at 19:36hrs.

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