

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 9th April 2024 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor Simon Pike (Chairman)
 Councillors Jay Lunn, Tom McCann, Justin Pemberton and Val Watts

In attendance: Mel Taylor (Town Clerk)
 Councillor Dave Lunn
 3 members of public

PH/2024/028 APOLOGIES FOR ABSENCE
 There were no apologies for absence.

PH/2024/029 DECLARATIONS OF INTEREST
 There were no declarations of interest.

PH/2024/030 MINUTES
RESOLVED that the Minutes of the meeting held on 12th March 2024, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2024/031 PLANNING APPLICATIONS
 Committee considered the following planning applications:

Plan No.	Ward	Application No.	Location:	Proposal:
1	Thatcham West	24/00559/PIP	Land at rear of 75 Northfield Road accessed by Sagecroft Road	Erect pair two-bedroom semi-detached dwellings with new access to highway RESOLVED: Object'
2	Thatcham Central	24/00396/FUL	28 Victor Road	Construction of new 2 storey, 2-bedroom dwelling to the side of 28 Victor Road. Subdivision of plots by timber fencing, formation of new parking areas and dropped kerbs RESOLVED: No Objection, subject to the concerns of Highways and the Planning Officer raised during the previous application being appropriately addressed

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PH/2024/031 PLANNING APPLICATIONS continued

Plan No.	Ward	Application No.	Location:	Proposal:
3	Thatcham Central	24/00464/FUL & 24/00417/LBC	Office rear of 56 The Broadway	Change of use from planning class E (Commercial Offices) to Class C3 (dwelling house) comprising replacement windows, internal alterations and new mechanical and electrical services RESOLVED: No Objection, subject to Highways being satisfied with the parking provision and the Planning Officer being satisfied with plans to mitigate the impact of potential noise from the air source heat pump on neighbouring properties, and its potential vibration impact on the building
4	Thatcham Colthrop & Crookham	24/00590/OUT	Former Mink Farm, Crookham Common Road	Outline application for two single storey dwellings with parking and amenity space. Matters to be considered: Access and Scale RESOLVED: No Objection
5	Adj Parish Chieveley & Cold Ash	24/00560/FUL	Land Adjacent to 40 Bowling Green Road	New detached dwelling RESOLVED: No Objection, although concerned with the urban frontage of the proposed development and request that consideration be given to how this can be mitigated through landscaping

PH/2024/032 DECISION NOTICES

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

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PH/2024/033 WEST BERKSHIRE LOCAL PLAN EXAMINATION

- a. Committee noted the Planning Inspectorate report: IN7: Examination Hearing Sessions.
- b. Councillor Pike provided updates relating to the West Berkshire Local Plan Examination.

RESOLVED subject to it being acceptable to the Inspector, to invite representatives of Burdwood Surgery and Equinox Learning Trust (Kennet School) to present at the hearing, being called as expert witnesses during the Town Council's representation, in regard to healthcare and education respectively; and to request that the Town Council be permitted to be represented on matter 11, to respond to West Berkshire Council's response which was permitted to be submitted after the deadline had passed to submit requests to be represented.

PH/2024/034 PLANNING MATTERS

Committee noted the following:

Planning Appeal – Hambridge Lake

Site address: Hambridge Lake, Hambridge Road, Newbury

Proposal: Construction of 9 holiday chalets and clubhouse with access from Hambridge Road, parking areas, new pedestrian links and ancillary works.

Application reference: 23/00989/FULMAJ

Appellant's name: Mr Steve Hamilton

Appeal reference: APP/W0340/W/24/3336982

Appeal start date: 3rd April 2024

Notification had been received that an appeal had been made to the Secretary of State against the decision of West Berkshire Council to refuse planning permission.

The appeal would be determined on the basis of written representations, as set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

All representations on the application had been forwarded to the Planning Inspectorate and the appellant and would be considered by the Inspector when determining the appeal.

Further comments or modification/withdraw of previous representation/s must be made by request to the Planning Inspectorate, and received by 8th May 2024.

When considered by the Town Council on 23rd May 2023 (PH/2023/082(1)) Committee submitted an extensive objection as appended to the Minutes of that meeting.

PH/2024/035 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

Committee noted the following:

a. The Moors closure 2nd – 12th April 2024

Notification was received that The Moors would be closed from 2nd to 12th April 2024, between the hours of 09:30 and 15:30, from its junction with Station Road to Lower Way, to enable Volker Highways to carry out resurfacing work as part of the highway's improvement programme on behalf of West Berkshire Council. West Berkshire Council had sent an informative letter to affected residents.

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PH/2024/035 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS
continued

b. Lower Way closure 15th – 26th April 2024

Notification was received that Lower Way would be closed from 15th to 26th April 2024, between its junctions with Glebelands and Paynesdown Road, to enable the installation of new gas and electric connections. This closure had been rescheduled from its original dates of 18th – 26th March 2024 that were notified at the last meeting (PH/2024/027a).

c. Old Thornford Road closure 8th – 12th April 2024

Notification was received that Old Thornford Road, from the Reservoir to its junction with Thornford Road, would be closed from 8th to 12th April 2024 between the hours of 08:00 and 17:00, to enable Volker Highways to carry out drainage work on behalf of West Berkshire Council.

d. Highway Improvement Programme 2024-25 – Retexturing

Committee noted notification from West Berkshire Council of retexturing work on local highways.

There being no further business the Chairman declared the meeting closed at 20:16hrs.

Signed: _____ Date: _____

ⁱ PH/2024/031 (1)

24/00559/PIP – land at rear of 75 Northfield Road

Object, on the following grounds:

- Concern at a lack of sufficient car parking spaces
- The sensitive position of the proposed development, close to the junction of Northfield Road and Sagecroft Road, and the busy Tesco Express store, as well as being on a main route to school and bus route
- Existing pavement parking in the area is hazardous
- Concern that visibility splays are inadequate
- Inherent issue affecting privacy of 77 & 79 Northfield Road
- Loss of trees
- Concern at the viability of the detailed design, if West Berkshire Council was minded to grant Permission in Principle