

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 12<sup>th</sup> December 2023 at 19:00hrs**  
**in the Council Chamber, Brownsfield Road, Thatcham**

Present: Councillor Simon Pike (Chairman)  
 Councillors Tom McCann, Mark Lillycrop (substituting for Justin Pemberton) and Val Watts

In attendance: Mel Taylor (Town Clerk)  
 Councillor Owen Jeffery  
 Jon Winstanley, West Berkshire Council Service Director for Environment

**PH/2023/171 APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Justin Pemberton (Mark Lillycrop appointed as substitute).

**PH/2023/172 DECLARATIONS OF INTEREST**

Councillor Pike declared that he had no interest in agenda item number 8 (PH/2023/178a), planning appeal relating to land to the rear of 123 & 125 Bath Road.

Councillor Lillycrop declared that he was the Town Council representative to Thatcham Flood Forum and the Thatcham Surface Water Management Plan Funding Committee, relating to agenda item number 3 (PH/2023/173).

**PH/2023/173 MEMORIAL PLAYING FIELD FLOOD ALLEVIATION SCHEME**

a) Jon Winstanley, West Berkshire Council Service Director for Environment, provided an update on the Memorial Playing Field flood alleviation scheme, as follows; talks with stakeholders regarding reasonable/justified compensation were ongoing. As the landowner of Brownsfield, Thatcham Town Council would be required to administer any claim on behalf of the lessee, Thatcham Town Cricket Club. Compensation claim negotiations could continue alongside construction, therefore this should not cause delay to the works. Legal fees were eligible to be included in compensation claims. Mr Winstanley confirmed that there was contingency in the budget for construction works, plus the ability to negotiate further with the Environment Agency if required. Compensation would not be at risk, as this was a separate matter. Construction was on track, with tree works due to commence end of February, major works in the Memorial Field commencing in April, moving into Brownsfield in June. Access routes had been subject to detailed consideration. Any route had an impact but the route detailed in the planning application was considered to be the best of all options. It was likely that the swale at the north of Brownsfield would be fenced off.

*Members thanked Mr Winstanley for attending and his update and he left the meeting*

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**PH/2023/173 MEMORIAL PLAYING FIELD FLOOD ALLEVIATION SCHEME**  
**continued**

**b)** As landowner of Brownsfield, Notice of the proposed flood alleviation works was received from West Berkshire Council under section 65 of the Town and Country Planning Act 1990.

**RESOLVED** to acknowledge receipt of the Notice.

**c)** Committee noted responses from Ardent Consulting Engineers to matters raised by the Town Council when considering planning application 23/02187/FULMAJ at a meeting on 17<sup>th</sup> October 2023 (PH/2023/157(1)).

*Councillor Jeffery left the meeting*

**PH/2023/174 MINUTES**  
**RESOLVED**

that the Minutes of the meeting held on 14<sup>th</sup> November 2023, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

**PH/2023/175 PLANNING APPLICATIONS**

Committee considered the following planning applications:

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
1	Thatcham Central	23/02509/FUL	55 Chapel Street	Creation of a 1-bedroom ground floor flat with associated parking and amenity space and change of use of the remainder of the property from Class 3 residential dwelling to Class E (e) consulting rooms <b>RESOLVED: No Objections, provided that the concerns raised by Highways are satisfied, which could be addressed through Conditions, including directing service users to the nearby public car park (Kingsland Centre)</b>
2	Thatcham West	23/02562/HOUSE	75 Northfield Road	Two storey extension to side of house <b>RESOLVED: No Objection, provided the Tree Officer is satisfied</b>

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- PH/2023/176      DECISION NOTICES**  
 Members noted planning decisions published since the last meeting of this Committee.
- PH/2023/177      WEST BERKSHIRE LOCAL PLAN EXAMINATION**  
 The original agenda item had been to receive an update from Ian Kemp, Programme Officer, regarding examination of the West Berkshire Local Plan Review, however, notification had been received that day of a proposal from West Berkshire Council to withdraw the Local Plan Review 2022-2039. It was therefore agreed to defer this matter, pending further information.
- PH/2023/178      PLANNING MATTERS**  
**a) Appeal Decision – land to the rear of 123 & 125 Bath Road**  
**Application Reference: 22/01494/FULD**  
**Appeal Reference: APP/W0340/W/22/3312028**  
 It was noted that an appeal against the decision of West Berkshire Council to refuse planning permission for the above application had been dismissed as follows:  
 “Whilst having had regard to the support from the Town Council and residents, the appeal proposal would conflict with the development plan as whole and there are no other material considerations, including the provisions of the Framework, which outweigh this finding. The appeal is therefore dismissed.”  
  
 When considered by the Town Council (PH/2023/92(1)) Committee raised no objections to the application, stating ‘Thatcham Town Council regards the level of density of this development as acceptable to neighbouring properties rather than a higher density proposal’.
- b) Notice for Greenham and Crookham Commons**  
 Committee noted receipt of Notice from BBOWT (Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust) of proposed works at Greenham and Crookham Commons to create wildlife tunnels under Old Thornford Road.
- PH/2023/179      TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**  
**a) Outstanding Highways Matters**  
 Committee noted the ‘Outstanding Highways Matters with West Berkshire Council’ report.
- PH/2023/180      WEST BERKSHIRE COUNCIL BUDGET 2024/25**  
 It was noted that West Berkshire Council was consulting on its spending proposals for 2024/25. Councillor Pike had drafted a proposed response to items pertinent to this Committee.
- RESOLVED**      to approve the draft response for submission, as presented (appendix I).

There being no further business the Chairman declared the meeting closed at 19:55hrs.

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