

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 4<sup>th</sup> April 2023 at 7pm**  
**in the Council Chamber, Brownsfield Road, Thatcham**

**Present:** Councillor Simon Pike (Chairman)  
 Councillors Richard Crumly and Keith Woodhams

**In attendance:** Mel Taylor (Town Clerk)  
 5 members of public  
 1 member of the press (Newbury Weekly News) – remote attendance

**PH/2023/052            APOLOGIES FOR ABSENCE**  
 Apologies for absence were received from Councillors Mark Lillycrop and David Lister.

**PH/2023/053            DECLARATIONS OF INTEREST**  
 Councillor Crumly declared a non-pecuniary interest in agenda item 7 (PH/2023/059) as a Trustee of Thatcham Memorial Foundation and agenda item 8, application 1 (PH/2023/060(1)) as a candidate standing for election to Central Ward in the forthcoming local election on 4<sup>th</sup> May 2023.  
 Councillor Pike declared a non-pecuniary interest in agenda item 6 (PH/2023/057) as a resident in the locality of the proposed development site.

**PH/2023/054            MINUTES**  
**RESOLVED** that the Minutes of the meeting held on the 14<sup>th</sup> March 2023, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

**PH/2023/055            MATTERS ARISING FROM THE PREVIOUS MEETING**  
 Councillor Pike advised that the Lawrences Lane inquiry was ongoing, and parties were in correspondence regarding a Section 106 agreement<sup>1</sup>.  
  
 Councillor Woodhams questioned whether a West Berkshire Council Officer assisting the Planning Inspector on the Local Plan Review had a conflict of interest. Councillor Pike advised that the appointment was as an independent consultant.

**RESOLVED** to bring forward agenda item 10, followed by agenda item 6, due to residents being in attendance to address Council on these agenda items.

**PH/2023/56            TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**  
**a) Outstanding Highways matters**

Councillor Woodhams registered disgust at the length of time highway matters remained outstanding, highlighting road marking in The Broadway and pavement issues at Whybrow Court. It was understood that the pavements work at Whybrow Court were scheduled to be included with works at Crown Mead.

**RESOLVED** to write to West Berkshire Council to register the Town Council's concern that highways matters remained outstanding for so long and to enquire on the status of the works planned for Crown Mead, and to bring this matter back to Committee at the first meeting after the election.

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<sup>1</sup> Section 106 of the Town and Country Planning Act 1990 (as amended)

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**PH/2023/56            TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**  
**continued**

**RESOLVED**            to allow members of public to address Committee.

**b) Malham Road parking issues**

A resident of Malham Road advised Committee of issues with a taxi being parked directly opposite their driveway, making it impossible to manoeuvre at times. The resident had reported the issue to West Berkshire Council but had no response. They had also tried to engage with the driver and the company without success. On occasions multiple taxi's had been parked. The resident called for Malham Road to be designated for residents' parking only or other measures that would help address the issue.

**RESOLVED**            to write to West Berkshire Council to obtain a view on introduction of a residents' only parking scheme in Malham Road and to write to the Licencing department to enquire on any licence conditions related to leaving taxi's on the highway.

*2 members of public thanked Committee and they left the meeting*

**c) Burys Bank Road closure**

Notification had been received from West Berkshire Council that Burys Bank Road would be closed from 11<sup>th</sup> – 12<sup>th</sup> April 2023, between the hours of 09:30 – 15:30, from 1530m East of Control Tower Roundabout to 610m West of Control Tower Roundabout. The closure was to enable Volker Highways to carry out carriageway retexturing work. The work would be undertaken with a full road closure with no through traffic allowed. During the works a signed diversion would be available. Access would be available to emergency vehicles on a blue light call under site supervision. All enquiries to Highways Improvement Programme Team on 01635 519080.

**PH/2023/057            APPEAL APP/W0340/W22/3312028 LAND REAR OF 123 TO 125**  
**BATH ROAD**

Notification had been received of an appeal under Section 78 of the Town and Country Planning Act 1990 against the decision of West Berkshire Council to refuse planning permission for the following application:

**Site address:** Land Rear Of 123 – 125, Bath Road, Thatcham

**Proposal:** Construction of three detached bungalows together with associated parking and access off Bath Road.

**Application reference:** 22/01494/FULD

**Appellant's name:** Mr and Mrs Ian White

**Appeal reference:** APP/W0340/W/22/3312028

**Appeal start date:** 10<sup>th</sup> March 2023

The appeal would be determined on the basis of written representations.

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- PH/2023/057**      **APPEAL APP/W0340/W22/3312028 LAND REAR OF 123 TO 125 BATH ROAD continued**  
 A representative of the applicant presented an overview of the history of two applications and the appeal. Adding that, if successful, the applicant would be requesting that the access to the proposed development be called 'Northover View' in recognition of the original owners of 123 Bath Road, Mr & Mrs Northover.  
 Councillor Pike advised that he could not understand the reasons why the application had been refused and had written a draft representation in support of the application for Committee's consideration.  
**RESOLVED**      to submit the draft representation in support of the application to the Planning Inspectorate, as presented.  
  
*3 members of public thanked Committee and they left the meeting*
- PH/2023/058**      **COLD ASH NEIGHBOURHOOD DEVELOPMENT PLAN PRE-SUBMISSION CONSULTATION (REGULATION 14)**  
 The Town Council had been invited to provide comments on proposals contained within a Pre-Submission Version of the Cold Ash Neighbourhood Plan. This was a statutory Pre-Submission Consultation in accordance with the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). Councillor Pike presented a draft response that provided comment on matters relevant to Thatcham; flooding, public rights of way and iconic views, sunken lanes and the buffer zone.  
 Councillor Woodhams requested the addition of comments regarding the width of pavements as some pavements in the locality were very narrow. Committee thanked Councillor Pike for preparing the draft comments.  
**RESOLVED**      to approve the draft response prepared by Councillor Pike, with the addition of a section on pavements widths, with the amended draft being circulated by email for approval ahead of the deadline of 19<sup>th</sup> April 2023.
- PH/2023/059**      **APPLICATION FOR GRANT OF STREET TRADING CONSENT**  
 Committee considered an amendment to the following Street Trading application, considered at a meeting on 14<sup>th</sup> March 2023 (PH/2023/46), along with the applicant's responses to queries raised by Committee at that meeting:  
**Applicant:** The Frothy Frog  
**Location:** Thatcham Memorial Hall, Bath Road, Thatcham, RG18 3AG  
**Description:** Coffee, tea, sandwiches, jacket potatoes, paninis, pastries, savoury snacks  
**Vehicle:** Box catering trailer, 10ft x 6ft  
**RESOLVED**      (i) to accept the applicant's responses to the queries raised at the last meeting, (ii) to raise no objection to the proposed amended trading hours, and (iii) to request that a condition be included that trading is forbidden, and the trailer must be removed from site, on the annual Remembrance Sunday between the hours of 07:30 and 14:00, to ensure the Remembrance Parade was not hindered.

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**PH/2023/060 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 Central	23/00491/HOUSE	23 Goose Green Way	Proposed 1 <sup>st</sup> floor side extension <b>RESOLVED: NO OBJECTION subject to Highway's approval of parking provision</b>
2.	Thatcham North East	23/00409/REG4	Whitelands Park Primary School	Erection of concrete block storage shed <b>RESOLVED: NO OBJECTION</b>
3.	Thatcham West	23/00708/HOUSE	20 Pound Lane	Retrospective: Retention of brick boundary wall to front and side of property. <b>RESOLVED: NO OBJECTION subject to a condition that the fill between the brick piers on the front wall is open ironwork and not a solid structure</b>

**PH/2023/061 PLANNING MATTERS**

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

**PH/2023/062 DECISION NOTICES**

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

**PH/2023/063 REPORTS FROM TOWN COUNCIL APPOINTEES TO OUTSIDE BODIES**

**Thatcham Surface Water Management Plan Funding Committee & Thatcham Flood Forum**

No report was received.

There being no further business the Chairman declared the meeting closed at 8.19pm

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