

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 13th June 2023 at 7pm
in the Council Chamber, Brownsfield Road, Thatcham

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

In attendance: Trudy Blackney (Deputy Town Clerk)

PH/2023/087 APOLOGIES FOR ABSENCE
 Apologies for absence were received from Councillors Jeff Brooks and Justin Pemberton.
 An apology for lateness was received from Councillor Tom McCann.

PH/2023/088 DECLARATIONS OF INTEREST
 Councillor Lunn declared a non-pecuniary interest in agenda item 8 (2) planning application 23/01163/ADV due to owning the shop adjacent to applicant property.

PH/2023/089 MINUTES
RESOLVED that the Minutes of the meeting held on the 23rd May 2023, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2023/090 MATTERS ARISING FROM THE PREVIOUS MEETING
 The Chairman drew Members attention to the Hambridge Lake (23/00989/FULMAJ) planning application previously discussed at the meeting on the 23rd May 2023 (PH/2023/082(1)), advising that he would be making a personal objection to the application and would produce a document to be endorsed by the Committee at the next meeting on the 4th July 2023.

PH/2023/091 MALHAM ROAD PARKING ISSUES
 Members noted a response from West Berkshire Council following questions raised by the Town Council regarding parking on Malham Road at the meeting of Planning & Highways Committee on 4th April 2023 (PH/2023/56) following residents' attendance at the meeting where issues were raised regarding vehicle obstruction when accessing / exiting driveways. The resident inquired whether it could be resolved through resident permit parking rather than yellow lines. West Berkshire Council advised that:

- 1) Malham Road was not suitable for permit parking as residents had off-street parking and would not qualify under the parking policy.
- 2) there were no conditions in place relating to where taxis could be parked when not working.

PH/2023/092 PAVEMENT ISSUES WHYBROW COURT
 Members noted an update received from West Berkshire Council regarding the access and drainage channel related problems with the pavement at Whybrow Court, queried with West Berkshire Council as an outstanding highways matter following the Planning & Highways Meeting on 4th April 2023 (PH/203/56).

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PH/2023/092 PAVEMENT ISSUES WHYBROW COURT continued

West Berkshire Council advised:

“Our intention remains to address the access and drainage problems as part of the A4 / Crown Mead active travel proposals.

The overall Crown Mead scheme proposals have been further revised, to take account of local feedback including from the Town Council. The proposals still incorporate works to overcome the problems with the legacy drainage channel either side of Whybrow Court. We are continuing to pursue two utility companies for quotations for modifications to utility infrastructure that would be required to enable construction of the Crown Mead scheme. Subject to the above quotations being received, my colleague in our Projects team is aiming to complete design work on the wider Crown Mead scheme by end June 2023, after which we will seek further discussion with Ward and Town Council representatives on the scheme.”

PH/2023/093 ACTIVE TRAVEL - SCHOOL STREETS FRANCIS BAILY SCHOOL

Members noted the recent press release on 23rd May 2023 from West Berkshire Council advising of new funding available to enable active travel schemes. West Berkshire Council had been allocated £275,000 of funding to deliver a new School Streets Scheme and to develop improvements to walking and cycling routes. Some of the funding would go towards the introduction of a School Street scheme at Francis Baily School.

PH/2023/094 PLANNING APPLICATIONS

Members considered the following planning applications:

Plan No.	Ward	Application No.	Location:	Proposal:
1.	Thatcham Colthrop & Crookham	23/01068/HOUSE	66 Bury's Bank Road	First floor dormer extension and ground floor porch extension RESOLVED: NO OBJECTIONS
2.	Thatcham Central	23/01163/ADV	Bank House 13-15 High Street	Display a sign board stating "NHS PHYSIO" on an aluminium projection (not illuminated) of 610mm x 300mm on 1st floor wall. RESOLVED: NO OBJECTIONS
3.	Thatcham West	23/01234/HOUSE	85 Bath Road	Extension to provide Granny Annex to serve existing House. Demolition of existing Greenhouse & Garage. RESOLVED: NO OBJECTIONS

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Councillor Tom McCann joined the meeting and apologised for lateness.

PH/2023/094 PLANNING APPLICATIONS continued

Plan No.	Ward	Application No.	Location:	Proposal:
4.	Thatcham West	23/01069/FUL	Land Rear Of 123 To 125 Bath Road	Construction of three detached bungalows together with associated parking and access off Bath Road. RESOLVED: SUPPORT and respond with document submitted to The Planning Inspectorate
5.	Thatcham North East	23/01230/HOUSE	39 Foxglove Way	Proposed conversion of loft space with rear dormer. Alterations to existing conservatory and part conversion of garage. RESOLVED: OBJECT¹
6.	Adjacent Parish	23/01100/RESMAJ	History 3 Newbury Racecourse Racecourse Road	Application for Approval of Reserved Matters following Outline Approval 09/00971/OUTMAJ - Redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative, and visitors facilities; new hotel and hostel; replacement children's nursery; the permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of the golf course; up to 1,500 dwellings; local centre; combined heat and power district heating system; new

¹ Thatcham Town Council object on the grounds of:

- Overdevelopment of the property
- Overlooking of adjacent properties
- Loss of garage space
- Insufficient parking arrangements

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PH/2023/094 PLANNING APPLICATIONS continued

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| 6. Adjacent
cont. Parish | 23/01100/RESMAJ | History 3
Newbury
Racecourse
Racecourse Road | and improved accesses; parking for visitors, staff and residents; open space and landscaping, signage, service infrastructure, and associated uses (minor changes to application 08/02201/OUTMAJ).
Matters to be considered: Appearance, Landscaping, Layout and scale.
RESOLVED: NO OBJECTIONS, however, to submit observations detailed below² |
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PH/2023/095 PLANNING MATTERS

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

PH/2023/096 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

a) Outstanding Highways Matters

Members noted no updates had been received from West Berkshire Council with regards to the outstanding highways matters document. The Deputy Town Clerk advised that the white lining at the garden centre roundabout appeared to have been completed and had closed this item and would continue to liaise with West Berkshire Council regarding the remaining outstanding items. The Chairman advised that Turnpike Road had also been completely re-surfaced.

b) Road closure Station Road

Members noted that Station Road would be closed from its' junctions with Piper Way and Chamberhouse Mill Lane, between the hours of 20:10 to 05:05, between 12th – 16th June 2023, works would be suspended outside of these times.

c) Highways matters arising since publication of the agenda.

Members noted the following road closures advised since the publication of the agenda.

i. Bowling Green Road

Bowling Green Road would be closed 26th to 30th June 2023, the closure would be between its junction with Henwick Lane and its junction with Gordon Road.

² Thatcham Town Council has no objection to the application, however, would like the following observations to be considered:

- 1) The curved path that crosses to the south of the housing to be part of a public route from the canal and from Thatcham for cycles and pedestrians.
- 2) Would like it to be confirmed that the development as a whole has adequate provision of play areas provided for children.

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PH/2023/096 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS
continued

i. Bowling Green Road continued

The diversion route would be expected to be via Henwick Lane, Gordon Road, and vice versa. The purpose of the closure was for BT to install ductwork within their infrastructure. Residential access would be maintained throughout, and the diversion would be signed on site. Blue light access would be permitted throughout the works.

ii. Ashmore Green Road

Ashmore Green Road would be closed on the 19th June 2023, from the hours of 9:30 – 15:30. The closure was from its junctions with Henwick Close to Bowling Green Road. The closure was to enable Volker Highways to carry out permanent carriageway repairs on behalf of West Berkshire Council. Access for buses would be maintained and diversions would be on site.

PH/2023/097 DECISION NOTICES

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

PH/2023/098 REPORTS FROM TOWN COUNCIL APPOINTEES TO OUTSIDE BODIES

Thatcham Surface Water Management Plan Funding Committee & Thatcham Flood Forum

No report had been received from the two flood management bodies.

The Chairman advised that Thatcham Town Council, as landowner of the Cricket pitch, had not been invited to the recent site meeting regarding the proposals for the Thatcham Memorial Field Flood Alleviation Scheme. Members felt that a presentation should go before the Recreation and Amenities Committee or as a report under this item at the next meeting of the Planning & Highways Committee on 4th July, prior to the planning application being submitted. The Chairman requested that the Deputy Town Clerk speak with the Town Clerk on how to make the request.

There being no further business the Chairman declared the meeting closed at 7.59pm

Signed: _____ Date: _____