

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 23<sup>rd</sup> May 2023 at 7pm**  
**in the Council Chamber, Brownsfield Road, Thattham**

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

In attendance: Trudy Blackney (Deputy Town Clerk)  
 3 Members of the public  
 1 Member of the press (Newbury Weekly News)

The Chairman welcomed new members of the Committee.

**PH/2023/076 APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Jeff Brooks.

**PH/2023/077 DECLARATIONS OF INTEREST**

Councillor McCann declared a non-pecuniary interest in agenda item 7 planning application 23/00744/CERTE as the applicant was known to him.

**PH/2023/078  
RESOLVED**

**MINUTES**

that the Minutes of the meeting held on the 25<sup>th</sup> April 2023, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

**PH/2023/079**

**MATTERS ARISING FROM THE PREVIOUS MEETING**

Members noted a response had been received from Laura Farris MP regarding the matter raised at the previous meeting (PH/2023/072) whereby members had requested the Clerk to write to Laura Farris regarding the invidious position the Town Council found itself in when responding to planning applications from schools, where proposed new buildings did not meet BREEAM standards and Department for Education (DfE) funding did not allow for schools to reach this standard in new buildings. Members were advised that Laura Farris had raised the Town Council's concerns with the DfE and awaited the Government's considered position in relation to the concerns raised.

**PH/2023/080**

**APPEAL DECISION APP/W0340/W/22/3292211 LAND AT LAWRENCES LANE, THATCHAM, RG18 3LF**

Members noted the Planning Inspector had dismissed the appeal made under section 78 of the Town and Country Planning Act 1990 against the refusal to grant planning permission. The appeal was made by Ms C Gumble against the decision of West Berkshire Council. The application Reference 21/0211/FUL, dated 13<sup>th</sup> August 2021, was refused by notice dated 19<sup>th</sup> December 2021. The development proposed was a change of use to 7 no. Gypsy/Traveller pitches comprising 7 no. static caravans, 7 no. day rooms, 7 no. touring caravans, and associated works.

**PH/2023/081**

**GREAT WESTERN RAILWAY CUSTOMER AND COMMUNITY IMPROVEMENT FUND APPLICATION**

Members considered the proposed re-submission of the Wayfinding Project discussed at the Environmental Working Party meeting on 6<sup>th</sup> April 2022 (EWP/2022/42) from the Station to the Town Centre and the Colthrop Estate.

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**PH/2023/081 GREAT WESTERN RAILWAY CUSTOMER AND COMMUNITY IMPROVEMENT FUND APPLICATION continued**

The application originally submitted to Great Western Railway in June 2022 (PH/2022/078) was unsuccessful. Members agreed to resubmit the application with a few minor amendments.

**RESOLVED** to resubmit the application.

The Chairman provided an overview and some direction to new members of the Committee before considering the following planning applications.

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

*A representative of the planning agent for 23/00989/FULMAJ Hambridge Lake proposal addressed the Committee and read a letter from the Director of Planning, RPS Group (Appendix 1)*

*Two members of the public made representations against the proposal.*

**PH/2023/082 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 West	23/00989/FULMAJ	Hambridge Lake Hambridge Road	Construction of 9 holiday chalets and clubhouse with access from Hambridge Road, parking areas, new pedestrian links and ancillary works. <b>RESOLVED: OBJECT and submit grounds for objection (Appendix 2)</b>
<i>The agent's representative and 1 member of the public thanked the Committee and left the meeting.</i>				
2.	Thatcham West	23/00934/HOUSE	4 Northfield Road	Dropped kerb and conversion of existing front garden to a permeable block paved driveway. <b>RESOLVED: OBJECT for the reasons stated by Highways consultation response.</b>
3.	Thatcham West	23/00855/HOUSE	9 Pound Lane	Side extension and loft conversion (including side roof dormers and velux windows) relocation of front door to original front elevation location. <b>RESOLVED: NO OBJECTIONS, however, express concern around parking provision.</b>

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**PH/2023/082 PLANNING APPLICATIONS continued**

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
4.	Thatcham Central	23/00860/HOUSE	45 Druce Way	Two storey side, single storey rear and alteration to front bay window with continuous porch roof <b>RESOLVED: NO OBJECTIONS<sup>1</sup></b>
5.	Thatcham Central	23/01063/PACOU	Kingsland Centre	Application to determine if prior approval is required for a proposed: Conversion of first floor office space above units 1 and 2 Kingsland centre into 3 self-contained flats with ancillary refuse and cycle parking facilities. <b>RESOLVED: TO NOTE</b>
6.	Thatcham Central	23/00916/LBC 23/00915/FUL	The Grange Nursery, 18-21 Church Gate	Retrospective: Erection of timber fencing and installation of play equipment. <b>RESOLVED: NO OBJECTIONS</b>
7.	Thatcham Colthrop & Crookham	23/01081/FUL	Florco Ltd, Aylesford Way	Amendment to front elevation to relocate the Trade Counter Entrance. Current staff recreation area to be converted to Trade Counter Customer parking. <b>RESOLVED: NO OBJECTIONS</b>
8.	Thatcham North-East	23/01053/HOUSE	30 Park Lane	Single storey rear extension, two storey side extension, alterations and attached single garage following demolition of existing sectional concrete garage. <b>RESOLVED: NO OBJECTIONS</b>

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<sup>1</sup> Thatcham Town Council has no objection to the application on condition that West Berkshire Council is satisfied about the obstruction of light to the neighbouring property No.46.

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**PH/2023/082 PLANNING APPLICATIONS continued**

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
9.	Bucklebury Adjacent Parish	23/01072/FUL	Mount Mist, Harts Hill Road	Demolish existing bungalow and erection of a replacement dwelling and detached garage/car port with associated alterations. <b>RESOLVED: NO OBJECTIONS</b>
10.	Chieveley & Cold Ash Adjacent Parish	23/00798/OUTMAJ	Land west of Heath Lane and north of Bowling Green Road	Outline application (with all matters reserved except for site access to the highway) for up to 80 bed care home (Class C2), up to 200 residential dwellings (Class C3) comprising market, 45% (up to 90 no.) affordable and 10% (up to 20 no.) self/custom-build homes (Class C3) and public open space including a country park, allotments, community orchard, trim trail and equipped play areas, together with access from Bowling Green Road and Cold Ash Hill, landscaping, sustainable drainage systems and associated works and infrastructure. Matters to be considered: Access. <b>RESOLVED: OBJECT and submit grounds for objection (Appendix 3)</b>

**PH/2023/083 PLANNING MATTERS**

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

**PH/2023/084 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

**a) Outstanding Highways Matters**

Members noted a new document detailing outstanding highways matters with West Berkshire Council and advised it would be reviewed at each meeting of the Planning & Highways Committee.

**b) Road closure Station Road**

Members noted 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 12<sup>th</sup> – 16<sup>th</sup> June 2023, works would be suspended outside of these times.

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**PH/2023/084      TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**  
**continued**

The closure was to enable Network Rail to carry out repairs to their network. It was highlighted that the road closure signs had previously not been removed in due time on completion of the work and members asked that West Berkshire Council be contacted so they could advise Network Rail to arrange this for future occasions.

**c) Road closure Turnpike Road**

Members noted that Turnpike Road would be closed from the 5<sup>th</sup> to 10<sup>th</sup> June 2023, between the hours of 19:00 – 05:00, from its junctions with Fir Tree Lane to A4 Benham Hill roundabout. The closure was to enable Volker Highways to carry out highway improvements on behalf of West Berkshire Council. Diversion would be signed on-site.

**d) Road closure Stoney Lane**

Members noted Stoney Lane would be closed on 31<sup>st</sup> May 2023, between the hours of 09:30 – 15:30, from its junctions with Hartmead Road and Station Road. The closure was to enable Volker Highways to carry out permanent carriageway repairs on behalf of West Berkshire Council. The work would be undertaken with a full road closure with no through traffic allowed. During the works a signed diversion would be available.

**PH/2023/085      DECISION NOTICES**

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

**PH/2023/086      REPORTS FROM TOWN COUNCIL APPOINTEES TO OUTSIDE BODIES**

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

Members noted an update from the representative on the Committee and were advised that work was progressing well on the North and East Thatcham flood alleviation schemes and should be completed later in the year. The Memorial Field scheme, the final project in the Surface Water Management Plan, the Committee were awaiting feedback from West Berkshire Council, the Hall Trustees and Ardent Consulting about the proposed layout of the scheme. The planning application would be submitted following a public consultation. The next meeting would be on 18<sup>th</sup> July 2023.

There being no further business the Chairman declared the meeting closed at 8.45pm

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