

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

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

In attendance: James Pye (Place Manager)

PH/2024/095 APOLOGIES FOR ABSENCE
 Apologies for absence were received from Councillors Dave Lunn and Jay Lunn.

PH/2024/096 DECLARATIONS OF INTEREST
 There were no declarations of interest.

PH/2024/097 MINUTES
RESOLVED that the Minutes of the meeting held on 22nd October 2024, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2024/098 PLANNING APPLICATIONS
 Committee considered the following planning applications:

24/02319/HOUSE	6 Elmhurst Road, Thatcham	New raised roof with two storey front and rear extensions. RESOLVED: No objections- based on off-road parking criteria set by WBC being met
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PH/2024/099 DECISION NOTICES
 Committee noted Thatcham related planning decisions published since the last meeting of this Committee.

PH/2024/100 WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039
 Councillor Pike provided an update on the Local Plan Review 2022-2039, not much further to add, possible further updates in December.

PH/2024/101 PLANNING MATTERS
 Committee noted the following information:

- i. The Place Manager informed that in regard to application **24/01288/REG3 Walnut Close, Bath Road** the application had now been changed from class C2 (nursing home) to sui generis use comprising accommodation for those in housing need plus retention of family contact centre-part retrospective.
- ii. The Place Manager informed that regarding application **24/01824/LBC The Plough Inn, 81 Chapel Street, Thatcham RG18 4JS** amendments had now been made to the plans, Block 2 proposed elevations, proposed site plan. This information was included within the meeting pack. The Place Manager presented the amendments for the site plan to the Committee.

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PH/2024/101 PLANNING MATTERS continued

- iii. Councillor Pike updated the Committee in regard to a wall demolished for access to the former NatWest bank in the High Street, for construction workers and apparatus. The hole in wall backed onto the A4 and was within a conservation area. Place Manager to enquire with West Berkshire Council for more information.

PH/2024/102 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

Councillor Pike enquired whether, given recent cold weather, the Town Council's grit bins had been filled. Place Manager to check Thatcham Town Council's grit bins, although confident these had recently been checked and refilled accordingly.

There being no further business the Chairman declared the meeting closed at 19:17hrs.

Signed: _____

Date: _____

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 10th December 2024 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor Simon Pike (Chairman)
 Councillors Mark Lillycrop, Dave Lunn, Jay Lunn and Tom McCann

In attendance: James Pye (Place Manager)
 Atul Hindocha (Owner, Newbury Leisure Park)

PH/2024/103 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Justin Pemberton and Val Watts.

PH/2024/104 DECLARATIONS OF INTEREST

There were no declarations of interest.

PH/2024/105 NEWBURY LEISURE PARK- PRESENTATION BY ATUL HINDOCHA

Atul Hindocha presented to the Committee a proposal for redevelopment of the former Newbury Leisure Park site for residential use, providing background to the proposal.

Committee thanked Mr Hindocha for his informative presentation, and he left the meeting

PH/2024/106 MINUTES
RESOLVED

that the Minutes of the meeting held on 19th November 2024, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

The Place Manager advised that West Berkshire Council were yet to respond to an enquiry in relation to works within Thatcham High Street, at the former NatWest bank, with the contractor using access and egress through a dismantled brick wall from the A4 London Road.

PH/2024/107 PLANNING APPLICATIONS

Committee considered the following planning applications:

24/02440/HOUSE	76 Burys Bank Road, Crookham Common	Single storey extension, first floor extension, new driveway and garage/car port RESOLVED: No objections- based on covenant for protection to not convert garage/car port in future
24/02371/FUL	The Paddocks, Crookham House, Crookham Hill	Demolition of existing dwelling and erection of replacement dwelling RESOLVED: No objections- based on highways condition for safe vehicle access onto Crookham Hill

PH/2024/108 DECISION NOTICES

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

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PH/2024/109 ADDITIONAL BUS SHELTERS

The Place Manager advised that West Berkshire Council had now confirmed that Thatcham Town Council would receive a grant of £47,604.37 for the installation and maintenance of six new bus shelters within the town, as part of the Bus Shelter Improvement scheme. The grant included maintenance costs for 5 years and four of the shelters would have grass roofs. Locations for the new shelters, as discussed at previous meetings, noted as; Flagstaff Square southbound (green roof), Braemore Close westbound (green roof), Nevil Court westbound, Glebelands westbound, Garden Centre Pound Lane eastbound (green roof) and Paynesdown Road westbound (green roof).

PH/2024/110 THATCHAM NEIGHBOURHOOD DEVELOPMENT PLAN

Councillor Pike updated the Committee on what stage the Thatcham Neighbourhood Development Plan was at, including positive feedback received from the first meeting of interested participants and that the Town Council was seeking people to join Working Groups, of which there would be five;

- Housing and urban environment (including NE Thatcham)
- Rural environment (including Crookham and Crookham Common)
- Economy (including town centre and Colthrop)
- Community (e.g. healthcare and education)
- Transport (both public transport and road network)

PH/2024/111 WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039

RESOLVED

Councillor Pike provided an update on the Local Plan Review 2022-2039. that Councillor Pike to prepare a draft response to the Inspector's current consultation, for consideration at the next meeting of this Committee.

PH/2024/112 PLANNING MATTERS

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

PH/2024/113 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

Place Manager advised that a Traffic Road Order had been received for roads in the vicinity of Francis Baily School and that during certain times, parking within the roads identified was prohibited.

There being no further business the Chairman declared the meeting closed at 20:06hrs.

Signed: _____

Date: _____

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 14th January 2025 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

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

In attendance: James Pye (Place Manager)
 1 member of the press (Newbury Weekly News)

PH/2025/001 APOLOGIES FOR ABSENCE
 An apology for absence was received from Councillor Justin Pemberton.

PH/2025/002 DECLARATIONS OF INTEREST
 There were no declarations of interest.

PH/2025/003 MINUTES
RESOLVED that the Minutes of the meeting held on 10th December 2024, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2025/004 PLANNING APPLICATIONS
 Committee considered the following planning applications:

24/02491/HOUSE	23 Elmhurst Road, Thatcham	Formation of first floor extension to existing dwelling including replacement roof RESOLVED: No Objections
24/02710/HOUSE	4 Griffiths Close, Thatcham	Proposed first floor side extension and part conversion of garage RESOLVED: No Objections
24/02585/HOUSE	15 Pound Lane, Thatcham	Hipped to gable loft conversion with new roof tiles, single storey rear extension and internal alterations RESOLVED: No Objections
24/02658/FULMAJ	Thatcham Memorial Playing Fields, Brownsfield Road	Application for Variation of Conditions 2 (Drawings), 9 (LEMP), 10 (Soft Landscaping) and 20 (Footpath) RESOLVED: OBJECT, however, if the Gates were removed from the conditions, then Thatcham Town Council would have no objections. No objections to the Footpaths within the application.

PH/2025/005 DECISION NOTICES
 Committee noted Thatcham related planning decisions published since the last meeting of this Committee.

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PH/2025/006 WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039
Councillor Pike provided the following update; a draft response to the current Local Plan consultation was not yet complete. Councillor Pike to ensure this was ready for the next Full Council meeting on 27th January 2025, as previously agreed with the Town Clerk.

PH/2025/007 PLANNING MATTERS
Councillor Pike provided the following update in relation to application **24/00827/FUL Land Opposite Crookham Park and South of White Lodge Crookham Common Road**; an appeal against the decision of West Berkshire Council to refuse planning permission had been made to the Secretary of State, and any further written representations were to be submitted by 11th February 2025. This being the same day as the next meeting of this Committee. Councillor Pike to provide a draft representation to that meeting, and the Place Manager to inform West Berkshire Council of the late submission.

PH/2025/008 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS
There were no traffic management, highways or road safety matters.

There being no further business the Chairman declared the meeting closed at 19:30hrs.

Signed: _____

Date: _____