

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 11th March 2025 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

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

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

PH/2025/017 APOLOGIES FOR ABSENCE
 An apology for absence was received from Councillor Justin Pemberton.

PH/2025/018 DECLARATIONS OF INTEREST
 There were no declarations of interest.

PH/2025/019 MINUTES
RESOLVED that the Minutes of the meeting held on 11th February 2025, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2025/020 PLANNING APPLICATIONS
 Committee considered the following planning applications:

25/00201/FULMAJ	Thatcham Garden Centre, Bath Road	Proposed development comprising new commercial start-up units (Use Class E(g)), a flexible commercial, business, service unit (Use Class E, excluding E(d), E(e), and E(f)) and a drive-through cafe (Use Class E), together with parking, landscaping and associated works at Thatcham Garden Centre RESOLVED: No Objections- happy if WBC Highways approve the access/egress points of the proposal
25/00348/HOUSE	242 Benham Hill	Proposed 1 st floor extension and new loft conversion, built on existing rear ground floor extension RESOLVED: No Objections

PH/2025/021 DECISION NOTICES
 Committee noted Thatcham related planning decisions published since the last meeting of this Committee.

PH/2025/022 WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039
 Councillor Pike updated the Committee, noting a significant response from Natural England to the recent plan, and that the Inspector's final report was awaited, expected in the coming weeks.

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s.154 NUISANCE & OBSTRUCTION NOTICES

The Place Manager presented a proposal from West Berkshire Council for Thatcham Town Council to provide assistance in relation to vegetation that overhangs the highway from private land. Committee discussed and raised some questions regarding this, such as identifying the vegetation, confusion over roles between both West Berkshire Council and Thatcham Town Council and potential cost implications. Place Manager to raise these questions with West Berkshire Council for further response.

PH/2025/024

TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

i. It was noted that West Berkshire Council had notified Thatcham Town Council of Tree Preservation Order reference 201/21/1085, land at Hambidge Lake, Hambridge Lane.

ii. Committee reviewed a draft Service Level Agreement for the West Berkshire Council Bus Shelter Improvement Scheme.

RESOLVED

that the Service Level Agreement be endorsed.

There being no further business the Chairman declared the meeting closed at 19:31hrs.

Signed: _____

Date: _____