



Thatcham Town Council

Members of the Planning and Highways Committee

Councillor Dave Lunn
Councillor Jay Lunn
Councillor Tom McCann
Councillor Justin Pemberton
Councillor Simon Pike (Chairman)
Councillor Val Watts (Vice Chairman)

Town Clerk: Ms Mel Taylor

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05 March 2025

Notice is hereby given of a meeting of the **Planning and Highways Committee** on **Tuesday 11th March 2025 at 19:00hrs** in the **Thatcham Town Council Chamber, Council Offices, Brownsfield Road, Thatcham** for the purpose of transacting the following business.

Laura Carlin
Deputy Town Clerk

AGENDA

1. **APOLOGIES FOR ABSENCE**
To receive apologies for absence.
2. **DECLARATIONS OF INTEREST**
To receive from Members, in respect of any items included on the agenda for this meeting, declaration of any personal, disclosable pecuniary or other interests in line with the Town Council's Code of Conduct.
3. **MINUTES**
 - i. To take as read and confirm as accurate the Minutes of the meeting held on 11th February 2025.
 - ii. For the Town Clerk to provide, and for Members to request, feedback on any matters arising from the previous meeting. Any matters discussed under this item are for noting only.



4. PLANNING APPLICATIONS

To consider the following planning applications:

Plan No.	Ward	Application No.	Location:	Proposal:
1.	Thatcham West	25/00201/FULMAJ	Thatcham Garden Centre, Bath Road, Thatcham	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
2.	Thatcham West	25/00348/HOUSE	242 Benham Hill, Thatcham	Proposed 1 st floor extension and new loft conversion, built on existing rear ground floor extension

In accordance with Town Council Policy, the following planning applications will not be considered unless representations have been made since publication of the agenda, or requested to be considered by a Member of the Council:

25/00284/HOUSE	19 Celandine Grove, Thatcham	Retrospective: partial garage conversion
25/01154/HOUSE	Larchlands, Floral Way, Thatcham	Single storey rear extension
24/02658/FULMAJ	Thatcham Memorial Playing Fields, Brownsfield Road	Section 73- additional drawings/amended plans received by WBC.
25/00188/FUL	Hazelwood, 64 Bury's Bank Road, Crookham Common	Section 73a- Variation/Removal of Condition 1- Approved plans of previously approved application 21/01702/FULD. Demolition of two single storey dwellings and erection of a single detached replacement dwelling with associated parking and private amenity space.

5. DECISION NOTICES

To note relevant planning decisions from West Berkshire Council, published since the last meeting of Committee.

6. WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039

To receive any updates relating to the West Berkshire Local Plan Examination and consider any actions arising therefrom.

7. S.154 NUISANCE & OBSTRUCTION NOTICES

To consider West Berkshire Council's proposal for Thatcham Town Council to provide assistance in relation to vegetation that overhangs the highway from private properties in Thatcham. Place Manager to present the proposal and the processes involved in this.

8. PLANNING MATTERS

i. To receive any Planning Matters arising since publication of the agenda.

9. TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

- i.** To note that West Berkshire Council has notified of Tree Preservation Order made by the Council, reference 201/21/1085 Land at Hambridge Lake, Hambridge Road, Newbury

- ii.** To receive any Traffic Management/ Highways/ Road Safety matters arising since publication of the agenda.