

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee held on Tuesday
7th April 2026 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

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

In attendance: Laura Carlin (Town Clerk), Emily Moseley (Place and Projects Manager)

PH/2026/26 APOLOGIES FOR ABSENCE
 Apologies for absence received from Councillor Mark Thomas.

PH/2026/27 DECLARATIONS OF INTEREST
 Councillors Pemberton and McCann declared a non-pecuniary interest in agenda item 7 due to their roles with West Berkshire Council, and Councillor Pemberton as an additional declaration in agenda item 4 due to his role as Cold Ash Parish Councillor

PH/2026/28 MINUTES
RESOLVED that the Minutes of the meeting held on 10th March 2026, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2026/29 PLANNING APPLICATIONS
 There were three planning applications to discuss on the agenda. Firstly, **25/00278/FULMAJ, land west of Heath Lane and North of Bowling Green Road, Thatcham** Full planning application for 229 dwellings (Use Class C3) public open space including parkland and equipped play areas; access from Bowling Green Road and Cold Ash Hill; internal highways and vehicle parking; landscaping; sustainable drainage systems; and associated infrastructure.

RESOLVED OBJECTION - Due to the limited access to the Country Park, risk of flooding, traffic issues, designing out crime, public transport and primary healthcare issues as set out in appendix 1.

Secondly, **26/00595/FUL, Orchard Court, Turners Drive, Thatcham, RG19 4QG**, Provision of a terrace of three dwellings following demolition of existing vacant garage buildings. Councillor Pemberton noted that a previous planning application for 2 semi-detached dwellings was previously approved, and this application increases the number of dwellings.

RESOLVED No objections, noting that the councillors do not understand how dwellings 2 and 3 would use the cycle stores as access appears to be through the house, and subject to the amenity space being adequate for the dwelling size

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- PH/2026/29 PLANNING APPLICATIONS Con't**
 Thirdly, **26/00431/FUL, Unit 10, Avon Park, Colthrop Lane, Thatcham RG19 4AJ** Temporary planning permission for the erection of a canopy structure for a period of up to 5 years. Section 73: Removal of condition 2-
RESOLVED Temporary use of approved application 23/01401/FUL **No objections**
- PH/2026/30 DECISION NOTICES**
 Committee noted Thatcham related planning decisions published since the last meeting of this Committee. Councillors noted that although not on this list of decisions 25/02827/FUL 29 Roman Way application has been rejected.
- PH/2026/31 PLANNING MATTERS**
 26/00553/FUL 2 Coombe Barns Crookham Common Road Crookham Common Thatcham RG19 8BP Retrospective approval for out building for use as a dog grooming studio to be considered at the next meeting
- PH/2026/32 NORTHEAST THATCHAM**
 An update was received
 Councillor Pemberton noted that there may be a workshop on Tuesday 21st April at Thatcham Parish Hall. He will look into this more and see who else was sent the invitation and share with the Town Clerk.
- PH/2026/33 TRAFFIC MANAGEMENT/ HIGHWAYS/ ROAD SAFETY MATTERS**
 The Committee noted a future road closure of the A4/Floral Way/Falmouth Way. During the recent A4 closure on the 29 March, when removing the central pedestrian island WBC discovered that the underlying highway requires additional material, something previously unknown and unforeseen. Therefore, in order to undertake the required works an additional road closure of the A4 is required on Sunday 12 April 2026. The affected roads will be same with the A4 closed between Floral Way Roundabout and Harts Hill Road between 7am and 7pm and a diversion route in place to divert traffic via north Thatcham. The dates and times shown may be subject to change following inclement weather or anything unforeseen arising. Emergency services on a blue light will not be permitted to travel through the A4 road closure area due to the activities being undertaken.

There being no further business the Chairman declared the meeting closed at 19:39hrs.

Signed: _____

Date: _____