

Members of the Planning and Highways Committee:

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



**THATCHAM
TOWN
COUNCIL**

Town Clerk: Laura Carlin

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30th March 2026

Notice is hereby given of a meeting of the **Planning and Highways Committee** on **Tuesday 7th April 2026 at 19:00hrs** in the **Thatcham Town Council Chamber, Council Offices, Brownsfield Road, Thatcham** for the purpose of transacting the following business.

A handwritten signature in black ink, appearing to be "Laura Carlin".

Laura Carlin
Town Clerk

A G E N D A

- 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 10th March 2026.
 - 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 applications:

REFERENCE	ADDRESS	DESCRIPTION
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.
26/00595/FUL	Orchard Court, Turners Drive, Thatcham, RG19 4QG	Provision of a terrace of three dwellings following demolition of existing vacant garage buildings
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-Temporary Use of approved application 23/01401/FUL

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:

REFERENCE	ADDRESS	DESCRIPTION
26/00567/HOUSE	78 Derwent Road, Thatcham, RG19 3UR	Retrospective planning for Garage conversion. No footprint change
26/00565/HOUSE	16 Hussars Drive, Thatcham, RG19 4PH	Single Storey Rear Extension and Internal Alterations
26/00532/LBC	The Grange School, 18 - 21 Church Gate, Thatcham, RG19 3PN	(Retrospective) Installation of external light fittings
26/00501/HOUSE	4 Poppy Drive, Thatcham, RG18 4EF	Replacement roof & frames to existing conservatory

5. DECISION NOTICES

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

6. PLANNING MATTERS

To receive any Planning Matters arising since publication of the agenda

7. NORTH EAST THATCHAM

To receive an update from West Berkshire Council on the development of the Masterplan for the North East Thatcham site and consider necessary actions required

8. TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

a) To receive any traffic management/highways/road safety matters since publication of the agenda.