



Thatcham Town Council

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

Town Clerk: Mrs Laura Carlin

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Notice is hereby given of a meeting of the **Planning and Highways Committee** on **Tuesday 10th February 2026** at **19:00hrs** in the **Thatcham Town Council Chamber, Council Offices, Brownsfield Road, Thatcham** for the purpose of transacting the following business.

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 13th January 2026.
 - ii. For the Place Manager 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:

26/00033/FUL	Channel Electric Equipment Ltd, Bath Road, Thatcham	Change of use from an electrical warehouse & offices to a dental surgery. New entrance door & porch and new side windows
26/00022/HOUSE	127 Bath Road, Thatcham	Two storey rear extension with dormer window in roof
26/00066/FULMAJ	12-16 Chapel Street, Thatcham	Partial demolition of existing dwellings (14 & 16 Chapel Street) and construction of 9 no. one bedroom apartments and 2 no two-bedroom houses, including parking and stores. Section 73a Variation of conditions (2) Approved Plans, (6) Hard Landscaping, (7) Soft Landscaping, (8) Tree Protection, (10) SuDS and (11) Units 3-11 balcony screens of application 21/01698/FULMAJ (allowed on appeal APP/W0340/W/23/3321739)

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:

26/00063/HOUSE	81 Northfield Road, Thatcham	Erection of a single storey extension to the rear elevation
26/00146/PASSHE	8 Malham Road, Thatcham	Application to determine if prior approval is required for the erection of a single storey extension, which would extend beyond the rear wall of the original bungalow by 5m, for which the maximum height would be 3.8m, and for which the height of the eaves would be 2.5m to match the existing (application for prior approval, Thatcham Town Council not required to comment)
26/00138/HOUSE	7 Druce Way, Thatcham	Erection of a single storey side extension
26/00002/HOUSE	20 Roman Way, Thatcham	2 storey side extension, single storey rear extension, front porch addition, Velux addition, general remodel.
25/02845/HOUSE	33 Scrivens Mead, Thatcham	Erection of a single storey extension on side elevation

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 [2023-2041]

- a) **To consider** a draft letter from the Chairman to be sent to West Berkshire Council in relation to a delay in adopting the masterplan for the North East Thatcham development including public engagement.
- b) **To receive** a notification from West Berkshire Council informing all Town and Parish Councils that they are running a Call for Sites from Monday 2nd February until Monday 30th March 2026 to inform the new West Berkshire Local Plan. The Call for Sites provides opportunity to suggest land for development that could be developed in the future. West Berkshire Council will also be holding an online event on the evening of Tuesday 24th February 2026 to provide further details about the Call for Sites. More information will follow in due course.

7. PLANNING MATTERS

- a) **To note** another notification received from West Berkshire Council. The Government has published its revised draft National Planning Policy Framework (NPPF). The revised draft and further details about the consultation are available to view at:

<https://www.gov.uk/government/consultations/national-planning-policyframework-proposed-reforms-and-other-changes-to-the-planning-system>.

Consultation on the revised draft runs until 10 March 2026, and anyone can respond.

- b) To receive any Planning Matters arising since the publication of the agenda.

8. TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

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