



# 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

Acting Town Clerk: Mrs Laura Carlin

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Notice is hereby given of a meeting of the **Planning and Highways Committee** on **Tuesday 21<sup>st</sup> October 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**

## **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 23<sup>rd</sup> September 2025.
  - 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

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:

|              |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25/01992/LBC | The Plough Inn, 81 Chapel Street, Thatcham | No amendments to the Listed Building, but amendments to Block 2 (in the curtilage) including minor widening of the building line to change the 2 x2 bed flats to a pair of 3 bed semi-detached houses, amendments to the roof including two rear dormers, two front roof lights. In addition of minor amendments to the car park, location of bike and bin stores and boundary treatments. The proposed changes make the best use of the land and will provide 2 family sized dwellings, whilst also improving the buildability of the scheme. |
|--------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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:

|                |                                           |                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25/02124/HOUSE | 2 Corderoy Close, Thatcham                | Retention of conversion of garage into habitable room                                                                                                                                                                                                                                                                                                                                                    |
| 25/02014/HOUSE | 15 Pound Lane, Thatcham                   | Single storey side/rear extension                                                                                                                                                                                                                                                                                                                                                                        |
| 25/02181/HOUSE | 7 The Firs, Northfield Road, Thatcham     | Proposed single storey porch extension, partial garage conversion and internal alterations                                                                                                                                                                                                                                                                                                               |
| 25/02123/HOUSE | 8 Gordon Road, Thatcham                   | Proposed single storey extension and new flat roof over kitchen and existing conservatory with the installation of 4no rooflights                                                                                                                                                                                                                                                                        |
| 25/01554/HOUSE | 77 Harts Hill Road, Thatcham              | Addition of a 4.6m x 4m extension to rear east facing side of property. Widening of existing kitchen window area to create additional kitchen space and dining area. Tie in of existing conservatory to extension and re-roofing to combine conservatory/extension area. Fitment of patio doors to access garden area. Fitment of roof windows to new roof. Red brick facing to match existing property. |
| 25/02297/HOUSE | 10 Longcroft Road, Thatcham               | Erection of part single-storey and part 2-storey side and rear extension with rooflights following demolition of the existing garage and conservatory                                                                                                                                                                                                                                                    |
| 25/02190/ADV   | Thatcham Research, Colthrop Way, Thatcham | Erection of 2no. free standing and 2no. fascia signs                                                                                                                                                                                                                                                                                                                                                     |
| 25/02017/HOUSE | 10 Simmons Field, Thatcham                | This is a retrospective house holder application. The garage conversion is on the Floral Way permitted development. The footprint of the garage and the height have not changed.                                                                                                                                                                                                                         |
| 25/02252/HOUSE | 37 Woodavon Gardens, Thatcham             | Loft conversion including installation of 2 no. pitched roof dormers to the front elevation, & 2no. roof lights to the rear elevation, to form habitable 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 [2023-2041]

- a) To provide any further update on the recent SPD Town/Parish Council Information Evening held at West Berkshire Council on 24<sup>th</sup> July 2025 and consider a response drafted by Councillor Pike.

#### 7. PLANNING MATTERS

- a) **To note** that a **Section 215 Notice** has been formally served by West Berkshire Council on the homeowner in relation to the untidy condition of the land at 5 Braemore Close, Thatcham.

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

8. **TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

i. **To note** that West Berkshire Council have forwarded two consultation letters regarding **Cycle and Pedestrian Improvements within Thatcham** at locations **Lower Way, Thatcham and Floral Way/Falmouth Way, Thatcham**. These improvements are to enhance sustainable travel and support the commitment to tackling the Climate and Ecological Emergency. West Berkshire Council have developed a deliverable scheme to convert the existing cycle layout to a shared cycle facility. Place Manager to present the proposal to Committee.

ii. **To note** that West Berkshire Council have notified Thatcham Town Council of the intention to hold a public consultation regarding proposals to lower the speed on many of the residential roads and cul-de-sacs within Thatcham to **20mph**. The public consultation will run from **8am on Thursday 16<sup>th</sup> October to midnight on Wednesday 5<sup>th</sup> November 2025**. Place Manager to present a 4-page plan of the proposed roads to lower to 20mph, shown in blue.

Further information including draft orders, revoked orders, public notices and statement of reasons can all be found on the following web page – [www.westberks.gov.uk/thatcham-20](http://www.westberks.gov.uk/thatcham-20)

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