

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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4th March 2026

Dear Councillor

You are hereby invited to attend a meeting of the **Planning and Highways Committee** on **Tuesday 10th March 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 10th February 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
26/00265/HOUSE	89 Bath Road, Thatcham, RG18 3BD	Two storey side extension and single storey rear extension with internal alterations and after part demolition of rear lean to extension
25/02700/PIP	Martindale Farm Basingstoke Road Greenham Thatcham RG19 8HW	Application for permission in principle for 1 detached dwelling
26/00097/FUL	2 The Laurels, Northfield Road, Thatcham, RG18 3EY	Conversion of existing integral garage into a private beauty treatment room. Works include removal of the existing garage door and installation of a window designed to match the existing front living room window, ensuring the appearance remains in keeping with the property and surrounding area. A side door will be added for external access, and an internal doorway will connect the garage to the existing downstairs toilet. Insulation to the walls and floor will take place, alongside new internal finishes suitable for the treatment room
26/00304/HOUSE	19 Glaisdale, Thatcham, RG19 3XJ	Two storey extension & internal alterations

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
26/00210/HOUSE	31 Paynesdown Road, Thatcham, RG19 3SE	Single-storey extensions and alterations
26/00371/HOUSE	2 Coopers Crescent, Thatcham, RG18 3GA	Proposed Single Storey Rear Extension for Entertainment Area and Single Storey Side Extension for Garage, Storage, Utility and WC
26/00310/HOUSE	286 Benham Hill, Thatcham, RG18 3AJ	Erection of a single storey extension on the rear elevation
26/00287/HOUSE	17 Speedwell Way, Thatcham, RG18 4EG	Proposed single storey rear extension following demolition of conservatory, conversion of garage and associated alterations
26/00289/PASSHE	6 Beverley Close, Thatcham, RG18 3FZ	Application to determine if prior approval is required for a proposed extension 4.04m beyond rear wall x 3.47m maximum height x 2.70m at eaves. The proposal is for a rear single-storey extension constructed with matching brick external walls and a single-ply grey flat roof. The extension includes full-height glazed French doors to the side elevation and casement windows to the rear elevation. A glazed roof lantern is incorporated to provide additional natural light to the interior
26/00240/HOUSE	60 The Henrys, Thatcham, RG18 4NA	Demolition of existing garage and conservatory. Proposed wrap-around extension which will provide a bathroom, utility room, boot room and dining space (as part of the extension to the kitchen).

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 proposal by the Chairman that the Town Council submits a proposal for the former Newbury Leisure Park on Lower Way be considered as a site for housing.

7. PLANNING MATTERS

To receive any Planning Matters arising since 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.