

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee held on
Tuesday 10th February 2026 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor Simon Pike (Chairman)
 Councillors Dave & Jay Lunn, Tom McCann, Justin Pemberton & Mark Thomas

In attendance: James Pye (Place/Services Manager)

PH/2026/10 APOLOGIES FOR ABSENCE
 Apologies for absence received from Councillor Val Watts.

PH/2026/11 DECLARATIONS OF INTEREST
 Councillor Pemberton declared a non-pecuniary interest in Item 6 as an executive member of West Berkshire Council, though it is not related to his portfolio.

PH/2026/12 MINUTES
RESOLVED that the Minutes of the meeting held on 13th January 2026, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2026/13 PLANNING APPLICATIONS
 There were three planning applications to discuss on the agenda.
Application 26/00033/FUL, Channel Electric Equipment Ltd Bath Road, Thatcham a change of use from an electrical warehouse and offices to a dental surgery, with a new entrance door, porch and side windows. Despite initial concerns regarding insufficient parking on the site, it was felt that as the Memorial car park is nearby and patients could use that similarly to how patients at the medical practice currently do. The committee agreed to make no objection.
Application 26/00022/HOUSE 127, Bath Road, Thatcham a two-storey rear extension with dormer window in roof. It was noted that this property is adjacent to a three-storey block of flats that will be dominant to this development. The committee agreed to make no objection.
Application 25/00066/FULMAJ, 12-16 Chapel Street, Thatcham. The Town Council has objected to the application for this development in 21/01698/FUL, but this had been granted on appeal. The present application relates to discharge of conditions applied by this appeal. The committee agreed to make no objection to specific matters in this application, while noting that it maintains its objection to the principle of this development.

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PH/2026/14 DECISION NOTICES

Committee noted Thatcham related planning decisions published since the last meeting of this Committee.

PH/2026/15 WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039 [2023-2041]

- a) Chairman Pike presented to Committee a draft letter to West Berkshire Council in relation to the delay in adopting the master plan for the NE Thatcham development. The Chair proposed to send this to the appropriate planning policy officer, copied to the Portfolio Holder for planning.
RESOLVED that this letter should be sent from Thatcham Town Council

- b) The Committee considered the Call for Sites that West Berkshire Council had recently published in relation to the update of the local plan, with sites that are considered suitable potentially coming into development well before 2041. The Council will consider and propose any additional sites for development in the next phase of the Local Plan at the next meeting, in preparation for the HELAA (technical analysis) process.

RESOLVED to provide the online form/document for the HELAA process to the next meeting for consideration.

PH/2026/16 PLANNING MATTERS

The Place/Services manager informed the committee that Government has published a consultation on a draft revision of the National Planning Policy Framework (NPPF), Further details about the consultation are available to view at <https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system>
Consultation on the revised draft runs until 10 March 2026.

The Chairman informed the meeting that this draft has a new structure compared to the current version of NPPF, which makes comparison difficult. He had identified a number of changes that might have an impact on future development in Thatcham, but he did not feel that it would be useful for the Council to comment on them.

The committee decided that the Town Council would not respond to this consultation, but noted that individuals can submit responses if they wish.

PH/2026/17 TRAFFIC MANAGEMENT/ HIGHWAYS/ ROAD SAFETY MATTERS

Nothing further to note.

There being no further business the Chairman declared the meeting closed at 19:35hrs.

Signed: _____ Date: _____