

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

Present: Councillor Simon Pike (Chairman)  
 Councillors Justin Pemberton, Val Watts

In attendance: Laura Carlin (Town Clerk), Hayley Scard (Deputy Town Clerk)

**PH/2026/18 APOLOGIES FOR ABSENCE**  
 Apologies for absence received from Councillors Dave Lunn and Jay Lunn.

**PH/2026/19 DECLARATIONS OF INTEREST**  
 No declarations of interest

**PH/2026/20 MINUTES**  
**RESOLVED** that the Minutes of the meeting held on 10<sup>th</sup> February 2026, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

**PH/2026/21 PLANNING APPLICATIONS**  
 There were four planning applications to discuss on the agenda.  
 Firstly, **26/00265/HOUSE, 89 Bath Road, Thatcham** Two storey side extension and single storey rear extension with internal alterations and after part demolition of rear lean-to extension.  
**RESOLVED No objections**, subject to highways satisfaction of adequacy of parking.

Secondly, **25/02700/PIP, Martindale Farm, Basingstoke Road, Greenham**, was not considered due to being outside of Parish.

Thirdly, **26/00097/FUL, 2 The Laurels, Northfield Road, Thatcham**  
 Conversion of existing integral garage into a private beauty treatment room.  
 Works include removal of the existing garage door and installation of a window.  
**RESOLVED No objections**, noting we believe the business use requires two parking spaces (for the current client and the arriving client for the next slot) in addition to the parking requirements for the house.

Lastly, **26/00304/HOUSE, 19 Glaisdale, Thatcham**, Two storey extension and internal alterations.  
**RESOLVED No objections** from the Committee.

**Planning and Highways Committee**  
**Tuesday 10<sup>th</sup> March 2026**

- PH/2026/22**            **DECISION NOTICES**  
 Committee noted Thatcham related planning decisions published since the last meeting of this Committee.
- PH/2026/23**            **WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039 [2023-2041]**  
 With regards to West Berkshire Council's Call for Sites, Committee considered a proposal by the Chairman that the Town Council submits a proposal for the former Newbury Leisure Park on Lower Way to be considered as a site for housing.
- RESOLVED**            to submit the whole text as agreed as an attachment and the Town Clerk to summarise this on the response form, given the current restricted character limit.
- PH/2026/24**            **PLANNING MATTERS**  
**25/00278/FULMAJ** – Full planning application for 229 dwellings 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. Additional drawings and amended plans have been submitted.
- RESOLVED**            to submit a response maintaining the Committee's objection to the principle of the development. The committee will consider submitting further comments based on future drawings and reports from the Environment Agency.
- PH/2026/25**            **TRAFFIC MANAGEMENT/ HIGHWAYS/ ROAD SAFETY MATTERS**  
 The Committee noted a future road closure of the A4 (Thatcham) between Floral Way Roundabout and Harts Hill Road, which will be closed on both Sunday 15<sup>th</sup> and Sunday 22<sup>nd</sup> March 2026 between 7am and 7pm. The closures are required to remove the existing pedestrian crossing central island on the A4 as well as new carriageway resurfacing.

There being no further business the Chairman declared the meeting closed at 19:37hrs.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_