

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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7th July 2026

Notice is hereby given of a meeting of the **Planning and Highways Committee** on **Tuesday 14th July 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 2nd June 2026.
 - ii. For the Place & Projects 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:

REFERENCE	ADDRESS	DESCRIPTION
26/01279/HOUSE	12 Calard Drive Thatcham RG18 3BU	Demolition of the existing Outbuilding and erection of a new one to be used as an Annex (at the same location), as per the submitted drawings
26/00066/FULMAJ	12 -16 Chapel Street Thatcham West Berkshire RG18 4QL	Partial demolition of existing dwellings (14 & 16 Chapel Street) and construction of 9No. one bedroom apartments and 2No. 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).
25/00278/FULMAJ	Land West Of Heath Lane and North Of, Bowling Green Road Thatcham	Full planning application for 229 dwellings (Use Class C3) 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.

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
26/01166/HOUSE	12 Wolsingham Way Thatcham RG19 3YW	Rear extension, garage conversion and alterations
26/01182/HOUSE	3 Grassington Place Thatcham RG19 3XD	Proposed single storey side extension, replacement porch roof and internal alterations.
26/01210/HOUSE	1 Pound Lane Thatcham RG19 3TG	Internal alterations and roof extension to provide first floor accommodation
26/01216/HOUSE	22 Woodavon Gardens Thatcham RG18 4DT	A small rear single storey extension and internal re-arrangement works to the existing property
26/01383/HOUSE	28 Trefoil Drove Thatcham RG18 4EL	Retrospective application for replacement single storey rear extension
26/01413/HOUSE	250 Benham Hill, Thatcham, RG18 3AH	Proposed alterations to conservatory and porch

5. DECISION NOTICES

To note relevant planning decisions from West Berkshire Council, published since the last meeting of Committee.

6. PLANNING MATTERS

To receive any Planning Matters arising since publication of the agenda

7. TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

- a) To receive and note the Speed Compliance Report for Crookham Common Road, Crookham Park, and consider whether any further action should be requested.
- b) To consider the West Berkshire Council Winter Service Plan 2025/26 and agree any comments to be submitted towards the development of the 2026/27 Plan by 14 August 2026.

8. LOCAL PLAN UPDATE

- a) The Chairman to provide an update on progress on the Masterplan for NE Thatcham
- b) To Note the announcement by WBC of its intention to commence the next Local Plan update