

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 14th March, 2023 at 7pm
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor Simon Pike (Chairman)
 Councillors Richard Crumly, David Lister and Keith Woodhams

In attendance: Trudy Blackney (Deputy Town Clerk)
 1 member of the press (Newbury Weekly News)

PH/2023/037 APOLOGIES FOR ABSENCE
 An apology for absence was received from Councillor Mark Lillycrop.

PH/2023/038 DECLARATIONS OF INTEREST
 Councillor Lister declared a non-pecuniary interest in agenda item 9 (PH/2023/045) as an employee of Vodafone.
 Councillor Pike declared a non-pecuniary interest in agenda item 9 (PH/2023/045) having shares in Vodafone.
 Councillor Crumly declared a non-pecuniary interest in agenda item 6 (PH/2023/043) as the applicant had previously been a client of his and agenda item 10 (PH/2023/046) as a Trustee of Thatcham Memorial Foundation.

PH/2023/039 MINUTES
RESOLVED that the Minutes of the meeting held on the 21st February 2023, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2023/040 MATTERS ARISING FROM THE PREVIOUS MEETING
 There were no matters arising from the previous meeting.

PH/2023/041 CONSULTATION ON THE WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039 PROPOSED SUBMISSION (REGULATION 19)
 The Chairman advised that the Town Council's draft submission, supported at the last meeting, had been approved at the meeting of Full Council on the 27th February 2023 and had now been submitted to West Berkshire Council. The Chairman also disclosed that he had made a personal response to the consultation.

PH/2023/042 WEST BERKSHIRE COUNCIL DRAFT LOCAL TRANSPORT PLAN (LTP4) STRATEGY 2024-2039
 Members considered and discussed a draft document prepared by the Chairman in response to the West Berkshire Council Draft Local Transport Plan (LTP4) Strategy 2024-2039 consultation, answering questions provided by West Berkshire Council from its online survey. Councillor Lister highlighted in a previous discussion with West Berkshire Council Officers about Thatcham Level Crossing that it had been stated:

“The Council will be using the Local Transport Plan review process to consider the options at the level crossing. The desire from the public for some relief around Thatcham level crossing has been heard.”

Members felt that West Berkshire Council had not addressed this in the Draft Local Transport Plan and that this should be raised and included within Thatcham Town Council's response.

Planning & Highways Committee
14th March 2023

- PH/2023/042 WEST BERKSHIRE COUNCIL DRAFT LOCAL TRANSPORT PLAN (LTP4) STRATEGY 2024-2039 continued**
RESOLVED to agree that the document be submitted to West Berkshire Council in response to its consultation subject to expanding the section on the level crossing with the information discussed by the Committee (appendix I).
- PH/2023/043 INQUIRY APP/W0340/W/22/3292211 - 21/02112/FUL – LAND AT LAWRENCES LANE, THATCHAM**
Members noted an update by the Chairman regarding the Inquiry, which had now closed, where he had been representing Thatcham Town Council as a 'Rule 6 Party'. Planning matters and personal circumstances of the residents had been discussed 8th – 10th March 2023 with conditions discussed by participants on the 14th March 2023, should the Planning Inspector be minded to grant permission.
- PH/2023/044 APPEAL - APP/W0340/W/22/3309916 LIMBERLOST FARM CROOKHAM COMMON**
Members noted an Appeal under Section 78 of the Town and Country Planning Act 1990:
Site address: Limberlost Farm, Crookham Common, Thatcham, RG19 8DH
Proposal: Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwellinghouses (Use Class C3), and for building operations reasonably necessary for the conversion. Proposed conversion of Nissen hut from agricultural to residential use.
Application Reference: 22/00726/PACOU
Appellants name: John Thorgood
Appeal reference: APP/W0340/W/22/3309916
Appeal start date: 22nd February 2023
The appeal would be determined on the basis of written representations.
All representations must be received by 29th March 2023
RESOLVED to note the appeal and take no action.
- PH/2023/045 PRE-APPLICATION CONSULTATION PROPOSED BASE STATION UPGRADE AT CS132530_25 / VF 78139 - COLD ASH SW, LAND OFF HEATH LANE, ADJACENT COLD ASH HILL, THATCHAM, BERKSHIRE, RG18 3FD.**
Members considered a letter from Cornerstone who were in the process of progressing a suitable site in the Thatcham area for a radio base station upgrade that would improve service provision for Vodafone. The purpose of the letter was to consult with the Council and seek views on the proposal before proceeding with the works.
RESOLVED to send a response thanking Cornerstone for consulting with Thatcham Town Council and advise that the Council had no comment to make.
- PH/2023/046 APPLICATION FOR GRANT OF STREET TRADING CONSENT**
Members considered the following Street Trading application:
Applicant: The Frothy Frog
Location: Thatcham Memorial Hall, Bath Road, Thatcham, RG18 3AG
Times of operation: Monday to Friday, 8.30am – 4.30pm
Description: Coffee, tea, sandwiches, jacket potatoes, paninis, pastries, savoury snacks
Vehicle: Box catering trailer, 10ft x 6ft

Planning & Highways Committee
14th March 2023

PH/2023/046 APPLICATION FOR GRANT OF STREET TRADING CONSENT
continued

RESOLVED to respond to the consultation that Thatcham Town Council would object to the application on the following grounds; if there were not adequate measures put in place by the applicant for disposal of waste, and should the requirement for power to be supplied by a generator, that measures were in place to reduce the impact of noise on the surrounding locality.

PH/2023/047 PLANNING APPLICATIONS

Members considered the following planning applications:

Plan No.	Ward	Application No.	Location:	Proposal:
1.	Thatcham North East	23/00436/DEMO	16 Chapel Street	Application to determine if prior approval is required for a proposed: Demolish No. 16 Chapel Street, end of terrace, two storey dwelling RESOLVED: OBJECT¹

PH/2023/048 PLANNING MATTERS

a) Appeal APP/W0340/W/22/3312028 Land at rear of 123 – 125 Bath Road Thatcham.

Members noted that a planning appeal had been received for land at the rear of 123 – 125 Bath Road. Previously considered by the Committee on two occasions where Committee had had no objections to the development (19th July 2022 PH/2022/092(1)) and 27th July 2021 (PHWP/2021/048(1)).

The Chairman suggested the Committee supported the applicants appeal through written representation and proposed the Committee agree in principle for the Chairman to develop a representation of support for the appellant for consideration by the Committee at the next meeting on 4th April 2023.

RESOLVED to agree to support the proposed course of action and to consider the developed written representation at the next meeting of the Committee.

PH/2023/049 TRAFFIC MANAGEMENT / HIGHWAYS – ROAD CLOSURES
Outstanding highways matters

Members noted and discussed outstanding highways matters reported to West Berkshire Council. Councillor Woodhams advised that he had met with a West Berkshire Council Highways Officer to discuss tracking the problems raised. Members were advised of responses received since the last meeting of the Committee.

PH/2023/050 DECISION NOTICES

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

¹ Thatcham Town Council objects to the application for demolition being exempt from prior approval.

Planning & Highways Committee
14th March 2023

PH/2023/051 REPORTS FROM TOWN COUNCIL APPOINTEES TO OUTSIDE BODIES

Thatcham Surface Water Management Plan Funding Committee & Thatcham Flood Forum

No report was received.

There being no further business the Chairman declared the meeting closed at 7.57pm

Signed: _____ Date: _____