

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 31st January, 2023 at 7pm
in the Council Chamber, Brownsfield Road, Thatcham

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

In attendance: Mel Taylor (Town Clerk)
 1 member of the press (Newbury Weekly News)

PH/2023/015 APOLOGIES FOR ABSENCE
 There were no apologies for absence.

PH/2023/016 DECLARATIONS OF INTEREST
 There were no declarations of interest.

PH/2023/017 MINUTES
RESOLVED that the Minutes of the meeting held on the 10th January 2023, having been previously circulated, be taken as read, confirmed, and signed as an accurate record.

PH/2023/018 MATTERS ARISING FROM THE PREVIOUS MEETING
 There were no matters arising from the previous meeting.

PH/2023/019 LOCAL PLAN REVIEW (REGULATION 19)
 Members received an update from the Chairman who advised the following:

- The consultation had started 20th January 2023 after a delay and would finish on 3rd March 2023 at 4:30pm.
- An extraordinary meeting of Full Council had been arranged for 28th February 2023 to approve Thatcham Town Council's submission.
- A draft submission for recommendation to Full Council would be considered at a meeting of the Planning & Highways Committee on the 21st February 2023.

The Chairman advised an updated version of the Housing and Economic Land Availability Assessment (HELAA) was published on the same day as publication of the consultation, 20th January 2023, which contained four additional sites around Thatcham, THA21 – THA24, and advised that they had all been rejected.

The Chairman identified that West Berkshire Council had a statutory duty to co-operate in relation to the health centre proposed for NE Thatcham.

PH/2023/020 INQUIRY APP/W0340/W/22/3292211 - 21/02112/FUL – LAND AT LAWRENCES LANE, THATCHAM
 Members received an update from the Chairman who advised the following:

- The Inquiry in December 2022 had been adjourned due to shortcomings in the drainage strategy put forward by the appellants.

Planning & Highways Committee
31st January 2023

- PH/2023/020 INQUIRY APP/W0340/W/22/3292211 - 21/02112/FUL – LAND AT LAWRENCES LANE, THATCHAM continued**
- The Inquiry would resume for one day on the 1st February 2023 and would continue on the 8th, 9th and 10th March 2023. The dates had been chosen due to all participants availability.

- PH/2023/021 PLANNING APPLICATIONS**
 Members considered the following planning applications:

Plan No.	Ward	Application No.	Location:	Proposal:
1	Thatcham Colthrop & Crookham	23/00078/HOUSE	1 Laundry Cottages, Crookham Common Road	First Floor Extension and Internal Alterations, new porch RESOLVED: NO OBJECTIONS
2	Thatcham Colthrop & Crookham	22/02945/REG4	Francis Baily Primary School	Demolition of existing single storey teaching block, erection of new single storey teaching block. RESOLVED: OBJECTION¹

- PH/2023/022 PLANNING MATTERS**
 There were no planning matters arising since the publication of the agenda.

- PH/2023/023 TRAFFIC MANAGEMENT / HIGHWAYS – ROAD CLOSURE**
 Members noted the following traffic management / highways and road closure matters.

a) Closure of Thornford Road – 30th January to 2nd February 2023
 West Berkshire Council had advised that Thornford Road would be closed from 30th January to 2nd February 2023, between its junctions with Old Thornford Road and the A339. The purpose of the closure was for Thames Water to carry out alterations to a domestic supply.

¹ Thatcham Town Council supports the replacement of the teaching block and the general design of the new building. However, the Council feels that it must object to the application as it stands, as there is insufficient information in the Design and Access Statement and Plan on the zero-carbon performance of the proposed new building. The Schools Output Specification that is referenced in the Design and Access Statement provides guidance on minimizing carbon footprint, but not any specific requirements.

The Council would support approval of the application provided that this is subject to a condition that it has a zero-carbon performance in accordance with BREEAM Excellent building standards as described in the Regulation19 Local Plan for non-residential buildings.

Planning & Highways Committee
31st January 2023

PH/2023/023 TRAFFIC MANAGEMENT / HIGHWAYS – ROAD CLOSURE continued
b) Pipers Way / Station Road & Pipers Way / Pipers Lane

West Berkshire Council had advised that there would be a Traffic signals upgrade Piper's way, Station Road 6-10th February 8:00 – 17:00 the existing signals would be retrofitted to use low voltage with LED signals, only minor signal disruption was expected. The same would be done at Pipers Way, Pipers Lane at the same time.

c) Refresh of white lining

Notification had been received from West Berkshire Council of its intention to refresh white lining following the removal of Orcas on 2nd -3rd Feb 9:30 – 15:30. Following on from removal of the light segregation 'Orcas' (carried out under previous notification PRJ22-354), the work would involve, refreshing of specific sections of cycle lane and related line markings on A4 Bath Road/London Road/Chapel Street through Thatcham, in areas between Gables Way, Colthrop and Tull Way/Garden Centre roundabout. The work would be carried out by Volker Highways, using appropriate signing, and guarding.

PH/2023/024 DECISION NOTICES

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

PH/2023/025 REPORTS FROM TOWN COUNCIL APPOINTEES TO OUTSIDE BODIES

Councillor Lillycrop advised that the flood defence work at Thatcham north, at the corner of Heath Lane and Tull Way, had commenced with clearance work. It was noted there had been some confusion on social media because, at the same time, local developers had leafleted residents consulting on a proposal for a development at Henwick Park which residents' thought had started because of the work on the water retention and so the flood defences message had been diluted. No news regarding when the clearance work would commence at the eastern site.

There being no further business the Chairman declared the meeting closed at 7.39pm

Signed: _____ Date: _____