

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 17<sup>th</sup> October 2023 at 19:00hrs**  
**in the Council Chamber, Brownsfield Road, Thatcham**

**Present:** Councillor Simon Pike (Chairman)  
 Councillors Iain Cottingham (substituting for Justin Pemberton), Jay Lunn,  
 Tom McCann and Val Watts

**In attendance:** Mel Taylor (Town Clerk)  
 Councillor Mark Lillycrop  
 Nathan Gregory, Chairman, Thatcham Memorial Foundation  
 Brian Woodham, Chairman, Thatcham Surface Water Management Plan  
 Funding Committee and member of Thatcham Flood Forum  
 3 members of public

**PH/2023/153 APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Justin Pemberton,  
 Councillor Iain Cottingham appointed as substitute.

**PH/2023/154 DECLARATIONS OF INTEREST**

Councillor Cottingham declared a non-pecuniary interest in agenda item  
 number 5(app1) (PH/2023/157(app1) as Chairman of Thatcham Town  
 Cricket Club and West Berkshire Council representative on Thatcham  
 Memorial Foundation.

It was acknowledged that Thatcham Town Council was landowner of the  
 Brownsfield site, with regard to agenda item number 5(app1)  
 (PH/2023/157(app1).

**PH/2023/155 MINUTES**  
**RESOLVED**

that the Minutes of the meeting held on 26<sup>th</sup> September 2023, having  
 been previously circulated, be taken as read, confirmed and signed as an  
 accurate record.

**PH/2023/156 MATTERS ARISING FROM THE PREVIOUS MEETING**

There were no matters arising from the previous meeting.

**PH/2023/157 PLANNING APPLICATIONS**

Members considered the following planning applications:

**RESOLVED** to allow members of public to speak

There were verbal representations regarding application reference  
 23/02187/FULMAJ from Nathan Gregory, Brian Woodham and 1 member  
 of public

| Plan No. | Ward                | Application No. | Location:                       | Proposal:                                                             |
|----------|---------------------|-----------------|---------------------------------|-----------------------------------------------------------------------|
| 1        | Thatcham North East | 23/02187/FULMAJ | Thatcham Memorial Playing Field | Flood alleviation scheme<br><b>RESOLVED: see footnote<sup>i</sup></b> |

*Nathan Gregory, Brian Woodham and 3 members of public left the meeting*

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**PH/2023/157 PLANNING APPLICATIONS continued**

| <b>Plan No.</b> | <b>Ward</b>      | <b>Application No.</b> | <b>Location:</b> | <b>Proposal:</b>                                                                                                                                                                                              |
|-----------------|------------------|------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2               | Thatcham West    | 23/02268/HOUSE         | 126 Bath Road    | Loft conversion to convert hip roof to gable end roof with side dormer<br><b>RESOLVED: NO OBJECTIONS</b>                                                                                                      |
| 3               | Thatcham Central | 23/01010/FUL           | 15 Hartmead Road | Proposing a two-storey, three-bedroom new dwelling, which will be located to the side of the main dwelling house<br><b>RESOLVED: NO OBJECTIONS subject to Highways being satisfied with an amended design</b> |

**PH/2023/158**

**DECISION NOTICES**

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

**PH/2023/159**

**PLANNING MATTERS**

**a) Appeal under Section 195 of the Town and Country Planning Act 1990 – Hire Co Ltd**

The following information was noted:

Site address: Hire Co Ltd, Colthrop Lane

Proposal: Confirmation that development has lawfully commenced under permission reference 16/02919/FUL

Application reference: 22/00180/CERTE

Appeal reference: APP/W0340/X/23/3325974

An appeal had been made to the Secretary of State against the decision of West Berkshire Council to refuse to grant a certificate of lawful use. West Berkshire Council refused the application for the following reason:

The evidence submitted with the application does not on the balance of probability evidence that condition 1 of planning consent was lawfully implemented in accordance with the approved plans of 16/02919/FUL within the timeframe required by condition 1. As such the application fails against the provision of Section 191 of the Town and Country Planning Act 1990 (as amended).

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**PLANNING MATTERS continued**

**b) Planning matters arising since publication of the agenda**

**Premises Licence application – The Kennet Crayfish Company Ltd**

Committee considered a premises licence application from The Kennet Crayfish Company Ltd for the collection and distribution of online gin orders from their premises at Lower Way Farm.

**RESOLVED**

that as the application had not been received in sufficient time for this Committee to pass a resolution, to refer the application to the Finance and General Purposes Committee meeting on 30<sup>th</sup> October 2023 with a recommendation of no objections.

**PH/2023/160**

**TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

**a) Speed cushion refurbishment – Northfield Road**

It was noted that West Berkshire Council's contractor Volker Highways Ltd., in conjunction with Rhino Asphalt Solutions Ltd, would be undertaking speed cushion refurbishment works on Northfield Road on Monday 23<sup>rd</sup> and Tuesday 24<sup>th</sup> October 2023, between 08:00hrs and 17:00hrs.

Works would be undertaken with temporary traffic lights. No on-street parking would be permitted within the working area and at times access to properties and businesses may be restricted or delayed. Access would be available to emergency vehicles on a blue light call. The start date and duration of work may change if wet weather occurred. Advanced information signs would be erected on site and would be updated if required.

**b) Closure of footpath THAT/34/1**

It was noted that the Department for Transport had given permission to extend the closure of Footpath THAT/34/1 for a further six months, extending the closure from 2nd November 2023 to 2nd May 2024. The closure was between its junction with Lower Way to its junction with Footpath THAT/17/1.

The diversion route was expected to be via Lower Way, Footpath THAT/17/1, and vice versa.

The purpose of the closure was to ensure the safety of the public and workforce whilst construction work took place close to and along its path. A diversion would be signed on site.

**c) West Berkshire Council draft Parking Strategy 2024-2034**

Committee was informed that West Berkshire Council was consulting on its draft Parking Strategy 2024-2034. The consultation was open until midnight on 12<sup>th</sup> November 2023.

**RESOLVED**

to enquire whether West Berkshire Council would accept a slightly delayed response to the consultation, to allow for consideration of a draft response at the next meeting of this Committee on 14<sup>th</sup> November 2023 and if not then a draft response would be prepared and submitted under the Town Clerk's delegated authority.

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**PH/2023/160      TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**  
**continued**

**d) Outstanding Highways Matters**

There were no updates to the 'Outstanding Highways Matters with West Berkshire Council' report.

- e)** There were no traffic management / highways / road safety matters arising since publication of the agenda.

There being no further business the Chairman declared the meeting closed at 20:58hrs.

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

<sup>i</sup> Thatcham Town Council supports the principle of the scheme but objects to the planning application as follows:

- Thatcham Town Council believes there is inadequate information on the impact of the construction phase and remediation for the application to be approved as it stands. Thatcham Town Council therefore urges West Berkshire Council to provide further information on these matters, which the Town Council is happy to consider given appropriate timing.
- Thatcham Town Council is concerned that there has not been adequate discussion with the impacted parties on how that impact can be mitigated and remedied which we believe is an essential element of the scheme.
- Thatcham Town Council has not received any formal communication about this plan in its capacity as the landowner of Brownsfield.
- Thatcham Town Council believes it is imperative that arrangements are in place for the full cost of the scheme, including mitigation, remediation and compensation costs, before work commences, including provision for unexpected costs.

Regarding the scheme design, Thatcham Town Council submits the following comments:

- That the footpath around the top of the bund has a continuous hard surface with clear edges for accessibility for those with mobility issues and restricted visibility and other impairments.
- That the preferred site for relocation of the dog exercise area is north of the swale and the Town Council wishes to explore this option further with West Berkshire Council.
- In light of comments from Sport England regarding loss of sports amenities, Thatcham Town Council requests that West Berkshire Council seriously considers provision of similar facilities elsewhere in the parish of Thatcham.