

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 4th July 2023 at 7pm
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor Simon Pike (Chairman)
 Councillors Mike Cole (substituting for Councillor Jeff Brooks), Jay Lunn,
 Tom McCann, Justin Pemberton and Val Watts

In attendance: Trudy Blackney (Deputy Town Clerk)
 1 Member of the public

PH/2023/099 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Jeff Brooks with Councillor Mike Cole appointed as substitute.

PH/2023/100 DECLARATIONS OF INTEREST

Councillor Cole declared a non-pecuniary interest in agenda items 6a and 6b (PH/2023/104) being the Chair of Directors for the Kennet Academy Trust.

Councillor Pemberton declared a non-pecuniary interest in agenda items 6a and 6b (PH/2023/104) to reserve comment for the Eastern Area Planning Committee, of which Councillor Pemberton was a member.

PH/2023/101 MINUTES

RESOLVED

a. that the Minutes of the meeting held on the 13th June 2023, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

b. members noted that, at the meeting of the Committee on 23rd May 2023 (PH/2023/082(1)), Councillor Pemberton abstained from voting on planning application reference 23/00989/FULMAJ, to reserve comment for the Eastern Area Planning Committee, of which Councillor Pemberton was a member.

PH/2023/102 MATTERS ARISING FROM THE PREVIOUS MEETING

There were no matters arising from the previous meeting.

PH/2023/103 HAMBRIDGE LAKES 23/00989/FULMAJ

Members received a copy of a personal objection written by the Chairman in response to the Hambridge Lakes planning application (23/00989/FULMAJ). The Committee had previously considered the application at its meeting on 23rd May 2023 (PH/2023/082 (1)). The Chairman sought the Committees support for the document.

RESOLVED

to support the Chairman's personal objection.

Councillor Pemberton abstained from voting to reserve comment for the Eastern Area Planning Committee, of which Councillor Pemberton was a member, should the application come before the Committee.

PH/2023/104 FRANCIS BAILY SCHOOL

a) COMMUNICATION WITH LAURA FARRIS MP

Members noted a response received from Laura Farris MP, as briefly reported to the meeting on the 23rd May 2023 (PH/2023/079).

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PH/2023/104 FRANCIS BAILY SCHOOL continued
b) EASTERN AREA PLANNING COMMITTEE
 Members noted that at the forthcoming Eastern Area Planning Committee (EAPC) 5th July 2023 there were two relevant planning applications being considered 22/02945/REG4 and 22/02533/REG4 for Francis Baily School and that the Chairman was registered to speak. Members noted that the Chairman would inform the EAPC of the situation the Town Council found itself in, when considering the application.

PH/2023/105 WEST BERKSHIRE COUNCIL WINTER SERVICE PLAN 2023/24 CONSULTATION
 Members noted a consultation for West Berkshire Council's Winter Service Plan 2023/24 had opened with a deadline of 15th August 2023 for comment. It was suggested that as Thatcham had made no comment on the previous year's Winter Service Plan on which the consultation was based, that Members note the consultation and should any wish to raise anything further to advise the Deputy Town Clerk for it to be included on the agenda for the next Planning & Highways meeting on 25th July 2023.

As part of the discussion Members requested that the Deputy Town Clerk check the status/condition of Thatcham Town Council's grit bins and report back at a future meeting.

PH/2023/106 SPEED BUMPS STATION ROAD
 Members considered the reportedly aggressive new speed bumps on Station Road between The Moors and Pipers Lane, which numerous residents had complained about and had been highlighted at Council Surgery on 3rd June 2023. The speed bumps were made of rubber and concern was raised regarding the design, shape, camber and sharp corners. Members discussed if a vehicle could not span the bump directly with wheels either side due to parked vehicles or oncoming traffic, then the aggressiveness of the design could cause damage to vehicles, or injury to the occupants of vehicles with a medical condition, even at slow speed.

RESOLVED to write to West Berkshire Council to request the speed bump shape be changed to something more suitable for the road with a less aggressive design.

PH/2023/107 PARKING ENFORCEMENT CHURCH GATE
 Members considered a complaint raised at Council Surgery on the 3rd June 2023 regarding parking enforcement on Church Gate.

RESOLVED to write to West Berkshire Council and request the schedule for parking enforcement and for them to monitor parking on roads adjacent to the town centre and The Broadway.

PH/2023/108 PLANNING APPLICATIONS
 Members considered the following planning applications:

Plan No.	Ward	Application No.	Location:	Proposal:
1.	Thatcham West	23/01255/HOUSE	7 Henwick Lane	New Roof and first floor, ground floor extension, garage relocated, internal remodelling and enlarge driveway entrance.

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PH/2023/108 PLANNING APPLICATIONS continued

Plan No.	Ward	Application No.	Location:	Proposal:
				RESOLVED: NO OBJECTIONS on condition¹
2	Thatcham West	23/01505/HOUSE	5 Link Way	Convert loft space to habitable room with 2no Velux to Front & 2no Velux to rear, and cottage dormer to side for stair access. RESOLVED: NO OBJECTIONS
3.	Thatcham North East	23/01036/HOUSE	27 Trefoil Drove	Construction of single storey extension to rear of property. Construction of fireplace chamber and installation of flue to side of property. Application to increase height of rear fence. RESOLVED: NO OBJECTIONS
4.	Thatcham Colthrop & Crookham	23/01241/FULMAJ	Thatcham Business Village, Colthrop Way	Demolition of office building and construction of a storage and distribution warehouse for use within Class B2 and/or B8 with ancillary office space, together with access, parking and landscaping. RESOLVED: OBJECT²

¹ Thatcham Town Council has no objection to the application on condition West Berkshire Highways are satisfied that there was adequate parking for new size of the house.

² Thatcham Town Council objects to the development of the site on the following grounds:

- 1) There is already poor air quality on the A4 through Thatcham and the impact of increased lorry movements will further exacerbate this.
- 2) The absence of a traffic movement study with the application.
- 3) The scale of proposed development for the site is over dominating for the area.

Condition should the application be granted.

If the Council is minded to approve the application, it should be a condition of granting permission to restrict vehicle movements to leave the site on the A4 and to proceed East to join the M4 at the Theale junction rather than through Thatcham and Newbury on the A4 to access the M4 which is already heavily congested.

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PH/2023/108 PLANNING APPLICATIONS continued

Plan No.	Ward	Application No.	Location:	Proposal:
5.	Thatcham Colthrop & Crookham	23/01401/FUL	Unit 10 Avon Park Colthrop Lane	Temporary planning permission for the erection of a canopy structure for a period of up to 5 years. RESOLVED: NO OBJECTIONS
6	Adjacent Parish (Newbury Clay Hill)	23/01030/FUL	Land at rear of 378 London Road	The construction of a new two storey, two-bedroom house and associated garden and parking. RESOLVED: NO OBJECTIONS

PH/2023/109 PLANNING MATTERS

There were no planning matters arising since the publication of the agenda.

PH/2023/110 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

a. Outstanding Highways Matters

Members reviewed and noted the report 'Outstanding Highways Matters with West Berkshire Council'.

b. Other highways matters

Members noted the extended closure of Bowling Green Road between its junction with Henwick Lane and Gordon Road until 5th July 2023, which had been held up due to a large tree in proximity causing an issue. The diversion route continued to be via Henwick Lane, Gordon Road and vice versa. The purpose of the closure was for BT to install ductwork within their infrastructure.

PH/2023/111 DECISION NOTICES

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

PH/2023/112 REPORTS FROM TOWN COUNCIL APPOINTEES TO OUTSIDE BODIES

Thatcham Surface Water Management Plan Funding Committee & Thatcham Flood Forum

No report had been received from the two flood management bodies.

Members were advised that there would be a stakeholder meeting for the Thatcham Memorial Field and Cricket Pitch Flood Alleviation Scheme on Wednesday 5th July 2023 at the Memorial Hall, with West Berkshire Council and Ardent the consultant engineers. Representatives of the Town Council would be present. Additionally, a public exhibition would be held over four days in July and August.

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PH/2023/112 REPORTS FROM TOWN COUNCIL APPOINTEES TO OUTSIDE BODIES continued

West Berkshire Council had opened a consultation for residents' views, with a deadline of Sunday 6th August 2023. Members suggested that Thatcham Town Council, as landowner of the Cricket Pitch, receive a presentation of the scheme to one of its committees.

There being no further business the Chairman declared the meeting closed at 8.38pm

Signed: _____ Date: _____