

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 14th November 2023 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor Simon Pike (Chairman)
 Councillors Tom McCann, Stephanie Steevenson (substituting for Councillor Jeff Brooks) and Val Watts

In attendance: Mel Taylor (Town Clerk)

PH/2023/161 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Jeff Brooks (Stephanie Steevenson appointed as substitute), Jay Lunn and Justin Pemberton.

PH/2023/162 DECLARATIONS OF INTEREST

Councillor Pike declared a non-pecuniary interest in agenda item number 10 (PH/2023/170) as Chair of the Mid & West Berks Local Access Forum.

Councillor McCann declared a non-pecuniary interest in agenda item number 5(1) (PH/2023/165(1)) as the owner of a neighbouring property.

**PH/2023/163
RESOLVED**

MINUTES

that the Minutes of the meeting held on 17th October 2023, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2023/164

MATTERS ARISING FROM THE PREVIOUS MEETING

The following update was noted:

i. PH/2023/159b PLANNING MATTERS

Premises Licence application – The Kennet Crayfish Company Ltd

Following referral to the Finance and General Purposes Committee meeting on 30th October 2023, no objection was raised to the application, as recommend by this Committee.

- ii.** Councillor Pike enquired whether formal notification had been received in relation to planning application number 23/02187/FULMAJ Thatcham Memorial Playing Field for flood alleviation works, as required under Article 14 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Town Clerk responded that formal notification had not been received.

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PH/2023/165

PLANNING APPLICATIONS

Committee considered the following planning applications:

Plan No.	Ward	Application No.	Location:	Proposal:
1	Thatcham North East	23/01995/FUL	Thatcham Court Chapel Street	Demolition of existing garden building followed by the erection of a replacement summer house RESOLVED: Object as Thatcham Town Council believes the barn proposed for demolition is of historical value and requests that the conservation team undertakes a full investigation prior to the application being determined <i>Cllr McCann abstained from voting</i>
2	Thatcham West	23/02302/HOUSE	39 Lower Way	First floor extension over existing ground floor extension to rear of dwelling RESOLVED: No Objection but with disappointment that the timber cladding finish of the extension does not match with the existing dwelling
3	Thatcham West	23/02388/OUT	Land to rear of 64-68 Roman Way	Outline planning permission for the residential development of 3 new dwellings with the associated access drive and external works. This development will consist of 2 semi-detached houses and 1 detached house to be built in the land to the rear of 64-68 Roman Way. Matters to be considered Access RESOLVED: No Objection relating only to the matter of this application - access
4	Thatcham Central	23/02485/ADV & 23/02484/FUL	4-6 High Street	External Alterations to premises including alterations to shopfront and signage RESOLVED: Support - Thatcham Town Council welcomes the expansion of Newbury Building Society's service in Thatcham

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DECISION NOTICES

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

PH/2023/167

PLANNING MATTERS

a) Claimed public footpaths: Thatcham Plantation off Floral Way

It was noted that the application by Thatcham Town Council to record public footpaths crossing The Plantation ("Piggy Wood") off Floral Way had not been determined by West Berkshire Council due to pending landownership updates by the Land Registry, but was on its statutory register for determination.

b) Appeal under Section 78 of the Town and Country Planning Act 1990 – 12-16 Chapel Street

Application Reference: 21/01698/FULMAJ

Site address: 12-16 Chapel Street

Proposal: 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

Appeal Reference: APP/W0340/W/23/3321739

Appeal start date: 24th October 2023

It was noted that notification had been received that an appeal had been made to the Secretary of State against the decision of West Berkshire Council to refuse planning permission.

The appeal would be determined on the basis of written representations. All representations made to the application had been forwarded to the Planning Inspectorate and the appellant and would be considered when determining the appeal.

When considered by the Town Council (PH/2021/060(1)), Committee resolved to object on the grounds of overdevelopment of the site, privacy and overlooking issues, loss of character and obstruction of the footpath to access the site.

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

PH/2023/168

TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

a) Outstanding Highways Matters

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

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

PH/2023/169

WEST BERKSHIRE COUNCIL DRAFT PARKING STRATEGY 2024-2034

Committee considered a draft response to West Berkshire Council's consultation on its draft Parking Strategy 2024-2034, prepared by Councillor Pike, who thanked fellow Councillors for their input.

RESOLVED

to approve the draft response for submission, subject to minor amendment of paragraph 2.1 to reflect the accuracy of Brownsfield Road signage, as agreed at the meeting.

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PH/2023/170	WEST BERKSHIRE COUNCIL RIGHTS OF WAY IMPROVEMENT PLAN 2023-2033 Following deferment from the meeting on 26 th September 2023, Committee considered a draft response to West Berkshire Council's consultation on its draft Rights of Way Improvement Plan 2023-2033, prepared by Councillor Pike.
RESOLVED	to approve the draft response for submission, subject to inclusion of an additional paragraph on relationships with town and parish councils, as agreed at the meeting.

There being no further business the Chairman declared the meeting closed at 19:37hrs.

Signed: _____ Date: _____