

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 6th May 2025 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor Simon Pike (Chairman)
 Councillors Dave Lunn, Jay Lunn, Tom McCann, Justin Pemberton and Val Watts

In attendance: James Pye (Place Manager) and Mel Taylor (Town Clerk)
 1 member of the press (Newbury Weekly News)

PH/2025/036 APOLOGIES FOR ABSENCE
 No apologies for absence were received.

PH/2025/037 DECLARATIONS OF INTEREST
 Councillor Pemberton declared a non-pecuniary interest in agenda item number 4, application number 25/00278/FULMAJ (PH/2025/039) as a member of Cold Ash Parish Council.
 Councillor Pike declared a non-pecuniary interest in agenda item number 4, application number 25/00278/FULMAJ (PH/2025/039) as an advisory member of the Council of the partners of the North Wessex Down National Landscape.

PH/2025/038 MINUTES
RESOLVED that the Minutes of the meeting held on 8th April 2025, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2025/039 PLANNING APPLICATIONS
 Committee considered the following planning applications:

25/00704/FUL	55 Chapel Street, Thatcham	Creation of a 1-bedroom ground floor flat with associated parking to the rear and amenity space and change of use of the remainder of the property from Class C3 residential dwelling to Class E (e) consulting rooms, car free with the exception of one disabled space with associated amenity area to the rear. RESOLVED: OBJECTION- Thatcham Town Council shares the same views as the Highway Authority in relation to access and parking
25/00713/HOUSE	23 Arkle Avenue, Thatcham	Proposed single storey front extension, conversion of garage and associated alterations RESOLVED: No Objections
25/00660/HOUSE	11 The Alders, Thatcham	Extensions to front and side, increasing first floor bedroom accommodation, ground floor home office, utility room with internal alterations. RESOLVED: No Objections
25/00278/FULMAJ	Land West Of Heath Lane and North Of Bowling Green Road Thatcham	Full planning application for 236 dwellings (Use Class C3) public open space including parkland and equipped play areas; access from Bowling Green Road and Cold Ash Hill; internal highways and vehicle parking; landscaping; sustainable drainage systems; and associated infrastructure. RESOLVED: OBJECTION- Due to the risk of flooding, as set out in appendix I

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PH/2025/040

DECISION NOTICES

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

PH/2025/041

WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039

- a) It was noted that the Inspector's report on the Examination of the West Berkshire Local Plan Review 2022-2039 was published on 25th April 2025. The report proposed that the plan period be modified to 2023-2041.
- b) Councillor Pike provided a verbal update following publication of the Inspector's Report, a copy of which is provided as appendix II to these Minutes.

PH/2025/042

MOTION FROM COUNCILLOR SIMON PIKE

Committee considered the following Motion from Councillor Pike:

"[Thatcham Town Council]/[Planning and Highways Committee] resolves to reserve the £4000 that was allocated by F&GP for legal advice on the local plan for legal and professional advice and support relating to potential development of site CA12 (Henwick Park) in the light of the latest Environment Agency flood risk assessment, either for a KC opinion on the 'soundness' of the inclusion of this site in the Local Plan or to recommend to the Finance & General Purposes Committee for an independent professional assessment of the risk of flooding and/or for support to the Council in any potential planning appeal; and to work with Cold Ash Parish Council to ensure that any potential development does not increase the risk of flooding to either parish."

The Motion was seconded by Councillor Watts.

Councillor McCann proposed an amendment to the Motion, to include seeking opinion on the soundness of the Local Plan which, after consideration was deemed by the Town Clerk to negate the original Motion and the amendment was not accepted.

Councillor Pike's Motion was put to the vote and, with 2 in favour and 4 against, the Motion was not carried.

Councillor Pike expressed his disappointment.

PH/2025/043

NEIGHBOURHOOD DEVELOPMENT PLAN

Place Manager advised that there had been little progress with the Neighbourhood Development Plan since the last meeting and therefore the Finance and General Purposes Committee had agreed, at its meeting on 28th April 2025 (FGP/2025/32), to obtain quotes from external consultants to support progression of the Plan. Councillor McCann expressed his concern that the Plan had not progressed and requested confirmation of a date for a meeting of the NDP Working Party. Place Manager to arrange the meeting.

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PH/2025/044 PLANNING MATTERS

It was noted that West Berkshire Council had issued an enforcement notice in relation to unauthorised development at 10 Shakespeare Road, specifically concerning amenity land that forms part of the Whitelands Estate.

Following a site investigation, it was found that a section of land adjacent to the property, designated amenity land and registered to a third-party landowner, had been enclosed with fencing and incorporated into the residential curtilage of No.10. In addition, a council-owned street name sign for Burns Walk had been removed from its post and affixed to the newly erected fence without consent.

The enforcement notice requires the following steps to be taken:

1. Removal of the unauthorised fencing and associated structures.
2. Cessation of the unauthorised residential use of the amenity land and full restoration to its original condition.
3. Replacement of any original boundary fencing that was removed.
4. Reinstatement of the Burns Walk street sign to its original position.

The notice took effect after the statutory appeal period, and the steps must be complied with within 6 months of that date.

The decision to issue this notice had been made in line with national and local planning policy, and in consideration of the character of the surrounding area.

The enclosed land was publicly visible, and the current enclosure was not in keeping with the open-plan layout of the estate.

PH/2025/045 TRAFFIC MANAGEMENT/ HIGHWAYS/ ROAD SAFETY MATTERS

Place Manager presented a notification from West Berkshire Council for planned lining works at Bus Stop Clearways within Thatcham.

There being no further business the Chairman declared the meeting closed at 20:05hrs.

Signed: _____

Date: _____