

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 1st July 2025 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor John Boyd (Vice Chairman)
 Councillors Suzanne Adamantos, Dave Lunn, Jay Lunn, Tom McCann,
 Justin Pemberton, Mark Thomas and Val Watts

In attendance: Laura Carlin (Deputy Town Clerk)

PH/2025/055 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillor Simon Pike (Cllr Suzanne Adamantos appointed as substitute)

PH/2025/056 DECLARATIONS OF INTEREST

Councillors Dave Lunn and Jay Lunn declared a non-pecuniary interest in agenda item number 4, application number 25/01207/FUL (PH/2025/058) as they are owners of a Town Centre business.

Councillor McCann declared a non-pecuniary interest in agenda item number 7b (PH/2025/061) as a member of the Licensing Committee at West Berkshire Council.

**PH/2025/057
RESOLVED MINUTES**

that the Minutes of the meeting held on 3rd June 2025, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2025/058 PLANNING APPLICATIONS

There were no planning applications for consideration.

Noted comments submitted in advance from Cllr Pike that

“25/00201/FULMAJ Thatcham Garden Centre, Bath Road: The updated plans address concerns of WBC Planning on the original application, and do not appear to make any substantive changes. The report on drainage is to follow; however, as WBC drainage officers have already flagged this as an issue, I am confident that they will ensure that the development will not increase flood risk”. There were no further comments to be added.

PH/2025/059 DECISION NOTICES

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

PH/2025/060 WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039

a) Noted comments submitted in advance from Cllr Pike that “The KC’s Opinion is that there is little prospect of a successful JR on the North East Thatcham Development. I therefore suggest that this is noted, with no further action”. There were no further comments to be added.

b) Noted comments submitted in advance from Cllr Pike that “Now that the Local Plan has been adopted, the developers and WBC have a year to develop a masterplan for the site, with community engagement specifically including TTC. Having spoken with the WBC Portfolio Holder on this, and by the next meeting I hope that there will be tangible progress to report”.

RESOLVED to defer Agenda item 6b North East Thatcham Masterplan to the next Planning & Highways Committee meeting on 29th July 2025.

Planning and Highways Committee
1st July 2025

PH/2025/061

PLANNING MATTERS

- a) Noted that an appeal has been made to the Secretary of State regarding application 25/00470/HOUSE 242 Benham Hill, Thatcham. The appeal will be determined based on written representations. As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit comments however all representations made on the application have been forwarded to the Planning Inspectorate and the appellant for consideration. Application not considered by Committee on 8th April 2025. Cllr Pemberton commented that this was a standard application with “nothing out of the ordinary”.
- b) Noted that an application for a premises licence to be granted under the Licensing Act 2003, has been received from West Berkshire Council. This application is for a company called MeetSpace VR and the premises location is Unit 2, Pipers Court, Berkshire Drive, Thatcham.
- c) There were no other Planning Matters arising since publication of the agenda.

PH/2025/062

TRAFFIC MANAGEMENT/ HIGHWAYS/ ROAD SAFETY MATTERS

Nothing further to note, Chairman.

PH/2025/063

NEIGHBOURHOOD DEVELOPMENT PLAN

Place Manager to schedule a date for the Working Party to convene and notify members as soon as possible. Working Party recommendations to be discussed at next meeting of the Planning & Highways Committee meeting on 29th July 2025.

There being no further business the Chairman declared the meeting closed at 19:17hrs.

Signed: _____

Date: _____