

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 3rd June 2025 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor Simon Pike (Chairman)
 Councillors John Boyd, Dave Lunn, Petra Pemberton (substituting for Jay Lunn), Mark Thomas and Val Watts

In attendance: James Pye (Place Manager)
 Atul Hindocha (Newbury Leisure Park)
 1 member of the press (Newbury Weekly News)

PH/2025/046 APOLOGIES FOR ABSENCE

Apologies for absence received from Councillors Jay Lunn (Petra Pemberton appointed as substitute), Tom McCann and Justin Pemberton.

PH/2025/047 DECLARATIONS OF INTEREST

There were no declarations of interest made.

**PH/2025/048
RESOLVED MINUTES**

that the Minutes of the meeting held on 6th May 2025, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

It was agreed to bring forward agenda item number 6

PH/2025/049 PLANNING APPLICATIONS

Committee considered the following planning applications:

25/00980/HOUSE	47 Henwick Lane, Thatcham	Single Storey rear extension and re-roofing of the garage. RESOLVED: No Objections
25/00905/HOUSE	70 Burys Bank Road, Crookham Common	First Floor extension of bungalow, including two storey front extension. RESOLVED: No Objections

PH/2025/050 DECISION NOTICES

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

PH/2025/051 WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039

- a) Councillor Pike previously provided a verbal update following publication of the Inspector's Report, a copy of which was provided as appendix II to the Minutes. Councillor Pike asked the Committee if, after the published Inspector's report and Councillor Pike's oral report at the last meeting on the 6th May 2025, there were any further comments to add. There were no further comments to be added.

Planning and Highways Committee
3rd June 2025

- PH/2025/051 WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039 continued**
- b) Councillor Pike invited Atul Hindocha, owner of Newbury Leisure Park, to speak to the Committee. Mr Hindocha presented a brief presentation on the difficulties he had faced with obtaining Permission In Principle from West Berkshire Council, to develop on this site along Lower Way, Thatcham. This had been ongoing for five years, and this site require entry into Brown Field Register, Parts 1 and 2. The site currently attracted a lot of anti-social behaviour and break-ins. Mr Hindocha was seeking any advice from Committee for its support moving forward. Councillor Pike put to the Committee if it seeks to continue this support, Committee agreed to this support. Mr Hindocha also asked if the Newbury Leisure Park site could be added as an agenda item and motion provided, at the next meeting. Councillor Pike to discuss with Council and report back to Place Manager.
- PH/2025/052 PLANNING MATTERS**
- Place Manager reported that West Berkshire Council had advised of an appeal decision for application 25/00348/HOUSE Land opposite Crookham Park and South of White Lodge, Crookham Common, Thatcham. The appeal was made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The appeal was dismissed. The Inspector concluded that 'The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. Consequently, the appeal should be dismissed.'
- Councillor Watts raised a query if this appeal could be appealed again. Councillor Pike responded that the applicant would need to make a new application which would take into consideration the previous appeal dismissal.
- PH/2025/053 TRAFFIC MANAGEMENT/ HIGHWAYS/ ROAD SAFETY MATTERS**
- Nothing further to note, Chairman.
- PH/2025/054 NEIGHBOURHOOD DEVELOPMENT PLAN**
- Place Manager advised that he had emailed members of the Neighbourhood Development Plan Working Party to arrange a date to convene to discuss and finalise the working groups and Chairs, and was awaiting responses.

There being no further business the Chairman declared the meeting closed at 19:38hrs.

Signed: _____

Date: _____