

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee held on Tuesday
14th July 2026 at 19:00hrs
in the Council Chamber, Brownsfield Road, Thatcham

Present: Councillor Simon Pike (Chairman)
 Dave Lunn, Jay Lunn, Justin Pemberton, Mark Thomas, Val Watts

In attendance: Emily Moseley (Place and Projects Manager)

PH/2026/42 APOLOGIES FOR ABSENCE
 No apologies for absence were received

PH/2026/43 DECLARATIONS OF INTEREST
 No declarations of interest were received

PH/2026/44 MINUTES
RESOLVED that the Minutes of the meetings held on 5th May 2026, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2026/45 PLANNING APPLICATIONS
 There were three planning applications to discuss on the agenda.
 Firstly, **26/01279/HOUSE. 12 Calard Drive, Thatcham, RG18 3BU.**
 Demolition of the existing Outbuilding and erection of a new one to be used as an Annex (at the same location), as per the submitted drawings.
RESOLVED NO OBJECTION

Secondly, 26/00066/FULMAJ, 12 -16 Chapel Street, Thatcham, West Berkshire RG18 4QL 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. Section 73a Variation of conditions (2) Approved Plans, (6) Hard Landscaping, (7) Soft Landscaping, (8) Tree Protection, (10) SuDS and (11) Units 3-11 Balcony Screens of application 21/01698/FULMAJ (allowed on appeal APP/W0340/W/23/3321739).
RESOLVED NO FURTHER COMMENTS, noting that previous objection is not addressed by these amendments to the application.

Thirdly, 25/00278/FULMAJ , Land West Of Heath Lane and North Of, Bowling Green Road Thatcham Full planning application for 229 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, noting that although there are some welcome changes (such as parking), amendments don't materially address the reasons for previous objection.

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PH/2026/46

DECISION NOTICES

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

PH/2026/47

PLANNING MATTERS

The Place and Projects Manager gave a report on the matters arising since the publication of the agenda – some planning applications that had been recently received, which will be on the agenda for the next meeting.

PH/2026/48

TRAFFIC MANAGEMENT/ HIGHWAYS/ ROAD SAFETY MATTERS

Firstly, the Committee noted a speed compliance report supplied by West Berkshire Council regarding Crookham Common Road.
The Committee then noted the West Berkshire Council Winter Service Plan.

PH/2026/49

LOCAL PLAN UPDATE

The Chairman reported that he had been informed by West Berkshire Council Officers that it is working on an updated timetable for development of the Masterplan for NE Thatcham, which will be finalised in the next couple of weeks and shared once available. The committee noted the report.

The committee then noted the announcement by West Berkshire Council of its intention to commence the next local plan.

There being no further business the Chairman declared the meeting closed at 19:26hrs.

Signed: _____

Date: _____