

**Members of the Planning and Highways Committee:**

Councillor Simon Pike (Chairman)  
Councillor Dave Lunn  
Councillor Jay Lunn  
Councillor Tom McCann  
Councillor Justin Pemberton  
Councillor John Boyd (Vice Chairman)  
Councillor Mark Thomas  
Councillor Val Watts



**THATCHAM  
TOWN  
COUNCIL**

Town Clerk: Laura Carlin

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2<sup>nd</sup> September 2026

Notice is hereby given of a meeting of the **Planning and Highways Committee** on **Tuesday 8<sup>th</sup> September 2026 at 19:00hrs** in the **Thatcham Town Council Chamber, Council Offices, Brownsfield Road, Thatcham** for the purpose of transacting the following business.

Hayley Scard  
**Deputy Town Clerk**

**A G E N D A**

- 1. APOLOGIES FOR ABSENCE**  
To receive apologies for absence.
- 2. DECLARATIONS OF INTEREST**  
To receive from Members, in respect of any items included on the agenda for this meeting, declaration of any personal, disclosable pecuniary or other interests in line with the Town Council's Code of Conduct.
- 3. MINUTES**
  - i. To take as read and confirm as accurate the Minutes of the meeting held on 14<sup>th</sup> July 2026.
  - ii. For the Place & Projects Manager to provide, and for Members to request, feedback on any matters arising from the previous meeting. Any matters discussed under this item are for noting only.

#### 4. PLANNING APPLICATIONS

To consider the following applications:

| REFERENCE                        | ADDRESS                                                                         | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26/01585/FUL                     | 4 Gables Way<br>Thatcham<br>RG19 4ZB<br>Thames Valley<br>Police                 | Full Planning application for the installation of Closed Circuit Television (CCTV) cameras and associated infrastructure at land adjacent to the east of Colthrop Estate, Thatcham RG19 4ZA (nearest postcode)                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 26/01791/FUL<br><br>26/01792/ADV | 1 Kingsland Centre,<br>Thatcham,<br>RG19 3HN                                    | Conversion of the Site into a Banking Hub to include new lowered entrance door, the installation of two louvres rear and side elevation and an external condenser in the rear courtyard.<br><br>Externally, advertisement proposals include the installation of two main fascia signs, one of which to be illuminated, and one illuminated projecting sign. Inside the shopfront windows, proposals include an illuminated directory of services and bank availability poster, three illuminated marketing posters and a community message in vinyl. On the shopfront door, signage proposals include an opening hours sign and a CCTV sign. |
| 26/01685/FULMAJ                  | Oak Perridge,<br>Thornford Road,<br>Crookham<br>Common,<br>Thatcham RG19<br>8EN | The proposal represents a modest domestic renewable energy development that will enable the property to meet an increasing proportion of its electricity demand through on-site renewable generation. Planning permission is sought for two ground-mounted solar arrays within the 3 acre residential garden. The proposal comprises two arrays, each consisting of ten 500 W photovoltaic panels (1.15 m by 1.9 m), 5 kW of installed capacity for the combined array.                                                                                                                                                                      |
| 26/01688/HOUSE                   | 206 Benham Hill,<br>Thatcham,<br>RG18 3HL                                       | Erection of a first-floor side extension over the existing garage, roof alterations to facilitate the conversion of the roof space into habitable accommodation at second-floor level, together with associated external alterations and ancillary works.                                                                                                                                                                                                                                                                                                                                                                                    |

In accordance with Town Council Policy, the following planning applications will **not** be considered unless representations have been made since publication of the agenda, or requested to be considered by a Member of the Council:

| REFERENCE      | ADDRESS                                                  | DESCRIPTION                                                                                                                                     |
|----------------|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 26/01593/HOUSE | 4 Druce Way,<br>Thatcham, RG19<br>3PF                    | Proposed kitchen/dining room single storey rear extension to rear of house. Extended first floor bedroom and bathroom over existing garage.     |
| 26/01820/HOUSE | 11 Pound Lane,<br>Thatcham, RG19<br>3TG                  | Retrospective 4m x 4m Timber gazebo with pyramid roof                                                                                           |
| 26/01646/FUL   | Henwick Manor<br>Farm<br>Henwick<br>Thatcham<br>RG18 9HR | Retrospective change of use of agricultural yard space to storage under use class B8 of the Town and Country Planning (Use Classes) Order 1987. |

**5. DECISION NOTICES**

To note relevant planning decisions from West Berkshire Council, published since the last meeting of Committee.

**6. PLANNING MATTERS**

To receive any Planning Matters arising since publication of the agenda

**7. TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

- a. To note the making of a Definitive Map Modification Order (DMMO) relating to Whitelands Road and consider any comments the Council wishes to submit.
- b. To note the Proposed TRO resolution, and the encouragement and support for requests of individual speed limit changes to roads within Thatcham

**8. WBC LOCAL PLAN SCOPING DOCUMENT**

To note and approve the TTC response to the Local Plan Scoping Document submitted to West Berkshire Council

**9. UPDATE ON THE NE THATCHAM MASTERPLAN**

To receive an update on the NE Thatcham Masterplan