

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 4th December 2018 at 7.00pm
in the Council Chamber, Brownsfield Road, Thattham

Present: Councillor Dan Carter (Chairman)
 Councillors Steve Ardagh-Walter, John Chelliah, Mike Cole, Ellen Crumly
 (substituting for Jan Cover), Richard Crumly, Rob Denton-Powell and
 David Lister

In attendance: Mel Alexander (Town Clerk)
 Councillor Jason Collis
 6 members of public

PH/2018/139 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Jan Cover (Councillor Ellen Crumly appointed as substitute).

PH/2018/140 DECLARATIONS OF INTEREST

There were no declarations of interest.

PH/2018/141 MINUTES

RESOLVED that the Minutes of the meeting held on 13th November 2018, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2018/142 MATTERS ARISING FROM PREVIOUS MEETING

There were no matters arising from the previous meeting.

PH/2018/143 PLANNING APPLICATION 18/02856/HOUSE – 10 ALEXANDER ROAD
Retrospective planning application to extend rear first floor extension in order to utilise existing ground floor load-bearing wall and to provide clarity to two storey front elevation under original planning approval with reference to building side elevation in line of existing boundary wall

At the last meeting Committee was unable to provide a consultee response to the above application due to a lack of clarity and information and requested that the applicant be invited to attend the next meeting to discuss the application (PH/2018/138(6)).

RESOLVED to suspend Standing Orders to allow the applicant to address the Committee.

The applicant talked through his application with Committee and answered Member's questions.

RESOLVED to reinstate Standing Orders

The applicant left the meeting

RESOLVED Object – detrimental impact on street scene

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PH/2018/144 WEST BERKSHIRE LOCAL PLAN REVIEW

Committee was advised that West Berkshire Council was reviewing its Local Plan to cover the period up to 2036 and a consultation was running until 21st December 2018. Members reiterated the Town Council's response to the West Berkshire Vision 2036 consultation, approved by this Committee at a meeting on 23rd October 2018 (PH/2018/123), which emphasised the need for improvements to community facilities and the desire for a business enterprise zone, along with reinvigoration of the 2007 Design Appraisal for Thatcham and Thatcham Parish Plan. Committee welcomed the review's acknowledgement that a period of consolidation continued to be required for Thatcham to allow infrastructure to catch up with past growth and pressures and Members felt this should include avoidance of any proposed extension of the settlement boundary.

Committee requested feedback from West Berkshire Council as to what infrastructure improvements had been carried out and what were planned since the last Local Plan review.

RESOLVED that the Clerk draft a response to the consultation for presentation to the next meeting of this Committee on 18th December 2018 for approval.

PH/2018/145 SUPPLEMENTARY PLANNING DOCUMENTS – CONSULTANCY

Councillor Ardagh-Walter updated Committee on a meeting with Bluestone Planning on Monday 3rd December 2018, initiated by this Committee on 13th November (PH/2018/140). Options being:

- (i) Neighbourhood Development Plan which West Berkshire Council would be legally obliged to take into account when determining planning applications; approximately 18 months to 2 years work at a cost of up to circa £20,000, some grant funding may be available. Preparation of the Plan must be overseen by a Steering Group of Council (one-third representation) and residents and businesses (two-thirds representation); or
- (ii) Supplementary Planning Documents are regarded as Material Considerations. Various categories available (for example Conservation Area Assessment). These documents would provide project study documentation as part of any future Neighbourhood Development Plan.

Committee was keen to engage with West Berkshire Council Planning Policy Officers from the beginning of either process.

RESOLVED that costs and options for Supplementary Planning Documents be presented to the next meeting of this Committee for consideration.

PH/2018/146 PLANNING MATTERS

a) 18/02981/PASSHE – 9 Bowling Green Road

Notification had been received from West Berkshire Council of an application for prior approval for a single storey rear extension 4.2m beyond the rear wall, 4m height and 3m eaves height. West Berkshire Council notified the Town Council of the proposal in case interested parties made contact, however, the Town Council was not required to comment and the decision would only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

No communication had been received by the Town Council.

RESOLVED to note this information.

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PH/2018/146 PLANNING MATTERS continued

b) Stopping up of Highway land adjacent to 23 Celandine Grove

West Berkshire Council had been approached by the owner of the above property in respect of a proposal to Stop Up certain areas of highway. West Berkshire Council was seeking confirmation that the Town Council had no objection to this proposal being put forward to the Magistrates Court for a Stopping Up Order.

RESOLVED No objection to this proposal being put forward to the Magistrates Court for a Stopping Up Order.

PH/2018/147 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

a) HGV's on the A4

Committee received correspondence from a local resident regarding HGV's on the A4 with a particular concern regarding noise pollution, structural vibrations and air quality.

RESOLVED to suspend Standing Orders to allow the complainant to address the Committee

Committee considered the local resident's concerns and Members were advised of feedback from West Berkshire Council following the resident's communication with Highways Officers, which included: resurfacing of a section of road in front of the resident's property, scheduled for 2018/19; the results of a traffic survey carried out in 2016 which found that 85% of motorists obeyed the speed limit; and plans to implement new traffic light phasing overnight to ease the flow of traffic, due to be operational late 2019.

RESOLVED to reinstate Standing Orders

RESOLVED that District Councillor's on this Committee pursue these matters with West Berkshire Council Highways Officers and report back.

PH2018/148 DECISION NOTICES

Committee received a list of planning decisions from West Berkshire Council dated 19th November 2018, 26th November 2018 and 3rd December 2018.

RESOLVED to note the information and that, if available, reasoning be provided for approvals by West Berkshire Council on applications that the Town Council objected to.

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PH2018/149 PLANNING APPLICATIONS

Committee considered the planning applications listed below:

Plan No.	Ward	Application No.	Location:	Proposal:
1	South & Crookham	18/02866/HOUSE	8 Alexander Road	Retrospective planning permission for modification to existing planning approval. Setting of end gable wall abutting boundary line and adjoining adjacent property RESOLVED: OBJECT <ul style="list-style-type: none"> - Detrimental impact on value of neighbouring properties at No's 6 & 12 - Detrimental impact on amenity of neighbours at No's 6 & 12 - De facto creation of terrace of properties, currently semi-detached - Contrary to design guidance not subservient
2	South & Crookham	18/02882/HOUSE	8 Skillman Drive	Two storey extension and internal alterations RESOLVED: NO OBJECTIONS

The following application was first presented to Committee at a meeting on 2nd October 2018 (PH/2018/118) but no plans were available and Committee was therefore unable to consider the application at that time:

3	South & Crookham	18/02479/HOUSE	27 Bolingbroke Way	Single storey wrap around extension RESOLVED: NO OBJECTIONS
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PH2018/149 PLANNING APPLICATIONS continued

Committee considered the planning applications listed below:

Plan No.	Ward	Application No.	Location:	Proposal:
4	Central	18/02953/HOUSE	38 Somerton Grove	Proposed part single storey, part two storey front extension to provide additional ground floor living space and additional bedroom above RESOLVED: NO OBJECTIONS subject to no adverse impact on neighbour at No. 37
5	Adjacent Parish	18/02910/FULD	Land Rear Of 378 London Road Benham Hill	Erection of 3 no. one-bedroomed flats, access off Fir Tree Lane RESOLVED: OBJECT Inappropriate development: over exploitation of site; out of character with surrounding area; detrimental impact on amenity of local area. Concern over increase in traffic onto an already busy road/junction

There being no further business the Chairman declared the meeting closed at 8.53pm

Signed _____ Date _____