

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 23<sup>rd</sup> July 2019 at 7.00pm**  
**in the Council Offices, Brownsfield Road, Thatcham**

Present: Councillor John Boyd (Chairman)  
 Councillors Lourdes Cottam, Ellen Crumly, Paul Field, Richard Foster,  
 Mark Lillycrop, David Lister and Simon Pike

In attendance: Mel Alexander (Town Clerk)  
 1 member of the press (Newbury Weekly News)

**PH/2019/079 APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Jennifer Walker. An apology for lateness was received from Councillor Richard Foster.

**PH/2019/080 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PH/2019/081 MINUTES**

**RESOLVED** that the Minutes of the meeting held on 2<sup>nd</sup> July 2019, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

**PH/2019/082 MATTERS ARISING FROM PREVIOUS MEETING**

There were no matters arising from the previous meeting.

**PH/2019/083 PLANNING MATTERS**

**a) 19/00020/FULD – Land Rear of 378 London Road – ADJACENT PARISH 3 x 1 bedroom flats**

Members were advised that an appeal had been made to the Secretary of State against the decision of West Berkshire Council to refuse planning permission for the above application. The Town Council's response to the above application was "Object – inappropriate development: over exploitation of site; out of character with surrounding area (contrary to Policy CS14: Design Principles); detrimental impact of amenity of local area. Concern over increase in traffic onto an already busy road/junction".

**RESOLVED** That this information be noted.

*Councillor Foster joined the meeting*

**b) Delphic Brewing Company Ltd**

Members considered an application to West Berkshire Council for a new premises licence under the Licensing Act 2003.

Details of the application: A microbrewery selling packaged alcohol that will be delivered to the customer's premises from detached double garage.

Ref No: 19/00863/LQN

Name of Applicants: Delphic Brewing Company Ltd

Address of Premise: 26 The Martins, Thatcham, Berkshire, RG19 4FD

Proposal: Supply of alcohol – Monday to Thursday 09:00 to 18:00, Friday 09:00 to 19:00 and Saturday 10:00 – 15:00.

Licensable activities: Supply of alcohol on and off the premises

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**PH/2019/083 PLANNING MATTERS continued**

**RESOLVED** (i) to respond to the consultation expressing the Town Council's reservations regarding the impact of deliveries and potential smell; (ii) to query whether a planning application for change of use would be forthcoming, and; (iii) enquire whether any responses have been received from neighbouring properties.

**c) 19/00983/AGRIC – Agricultural Building – ADJACENT PARISH  
 Henwick Manor**

Councillor Pike reported an that agricultural building at Henwick Manor had been developed under permitted development rights and advised of the potential for future applications for change of use of existing agricultural buildings.

**RESOLVED** That this information be noted.

**PH/2019/084 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

**a) Midgham Level Crossing Closure**

Notification had been received from West Berkshire Council that Midgham Level Crossing would be closed for 1 night on Saturday 27<sup>th</sup> July 2019 for Network Rail to carry out resurfacing work to the crossing.

**RESOLVED** That this information be noted.

**b) Proposed Car Parking Charge at Kennet Leisure Centre**

Members considered a consultation from West Berkshire Council on proposed car parking charges at Kennet Leisure Centre. Members noted the document received was a draft Order, rather than a consultation document, and no explanation of the rationale for the charges had been provided. It was acknowledged that the issue of car parking at Kennet Leisure Centre had been discussed for a considerable time, seeking a resolution that met various needs, however, Members were extremely disappointed that the Kennet Leisure Centre Joint Advisory Committee had not had an opportunity to respond to the consultation, having not met for some considerable time.

**RESOLVED** To respond to the consultation highlighting the Town Council's concerns as follows: (i) Pay-by-phone option only is discriminatory; (ii) impact on sporting events and provision for visiting teams and officials; (iii) impact on teachers at Kennet Academy, when needing in excess of the school's allocated spaces; (iv) was the introduction to deter commuters parking for free and walking to the train station; (v) displacement of vehicles into residential areas; (vi) what was the response of Kennet Academy; (vii) having recently declared a Climate Emergency, will the funding generated from these proposed car parking charges be used in Thatcham to promote green transport, reduce vehicle use, improve cycle facilities, increase electric car charging points and infrastructure support; and (viii) to request that an urgent meeting of the Kennet Leisure Centre Joint Advisory Committee be convened and that any proposed implementation be delayed until after such meeting.

**c) Road Closure – Church Gate**

Notification had been received from West Berkshire Council that Church Gate would be closed from Monday 22<sup>nd</sup> July to Friday 26<sup>th</sup> July 2019, between the junctions of Malham Road and Church Close, for Thames Water to carry out remedial works. Access would be maintained for residents.

**RESOLVED** That this information be noted.

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**PH/2019/084 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**  
**continued**

**d) Road Closure - Stoney Lane**

Notification had been received from West Berkshire Council that Stoney Lane would be closed between its junctions with the A4 and Hartmead Road from Monday 5<sup>th</sup> August until Monday 2<sup>nd</sup> September 2019 while SGN renewed a gas main. Diversion via Station Road, The Moors and A4. The one-way restriction on Stoney Lane to be revoked and parking prohibited where necessary. Access for residents would be maintained.

**RESOLVED** That this information be noted.

**e) Carriageway resurfacing – Park Avenue**

Notification had been received from West Berkshire Council that Park Avenue would be closed for resurfacing work commencing on Thursday 25<sup>th</sup> July 2019, between 8am and 6pm, and take 12 working days to complete. A signed diversion route would be in place.

**RESOLVED** That this information be noted.

**PH/2019/085 DECISION NOTICES**

Members received a list of planning decisions from West Berkshire Council.

**RESOLVED** To note the information.

**PH/2019/086 PLANNING APPLICATIONS**

Members considered the planning applications listed below:

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
1	Thatcham North East	19/01304/HOUSE	47 Sagecroft Road	Vehicular Access <b>RESOLVED:</b> <b>Object – Highway safety concerns, pedestrian and vehicle, narrow / awkward visibility onto a busy road.</b>
2	Thatcham North East	19/01787/HOUSE	25 Trefoil Drove	Proposed garage conversion and first floor extension <b>RESOLVED:</b> <b>No objections subject to no adverse impact on neighbouring properties.</b>
3	Thatcham Colthrop & Crookham	19/01508/HOUSE	2 Fokerham Road	Proposed internal alterations and rear extension <b>RESOLVED:</b> <b>No objections.</b>

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**PH/2019/086 PLANNING APPLICATIONS continued**

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
4	Thatcham Colthrop & Crookham	19/01746/HOUSE	Oak Meadow Crookham Common Road	Construction of a 3-bay oak framed garage <b>RESOLVED:</b> <b>No objections but request that 6 replacement trees are planted.</b>
5	Thatcham Central	19/01628/HOUSE	25 St Johns Road	Erection of part single storey and part two storey extension <b>RESOLVED:</b> <b>No objections.</b>
6	Thatcham Central	19/01677/HOUSE	2 Beverley Close	Two storey side extension, single storey rear extension and porch canopy <b>RESOLVED:</b> <b>No objections subject to new car parking space being constructed of porous material.</b>
7	Thatcham Central	19/01795/HOUSE	12 Goose Green Way	Two storey extension and change of use of garage <b>RESOLVED:</b> <b>No objections.</b>
8	Thatcham West	19/01806/HOUSE	251 Lower Way	First floor side extension above garage, 2 velux windows to existing rear elevation <b>RESOLVED:</b> <b>No objections.</b>

There being no further business, the Chairman declared the meeting closed at 8.04pm.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_