

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 3<sup>rd</sup> September 2019 at 7.00pm**  
**in the Council Chamber, Brownsfield Road, Thatcham**

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

In attendance: Mel Alexander (Town Clerk)  
 6 local residents  
 1 member of Press (Newbury Weekly News)

**PH/2019/096 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**PH/2019/097 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PH/2019/098 MINUTES**

**RESOLVED** That the Minutes of the meeting held on 13<sup>th</sup> August 2019, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

**PH/2019/099 MATTERS ARISING FROM PREVIOUS MEETING**

**(a) Clerk's Report**

The Clerk reported that Thames Water had provided responses to the questions raised at the last meeting and these would be provided at the next meeting of this Committee.

**(b) Other Matters**

Councillor Pike reported that the recent failures of the temporary traffic lights at the junction of Henwick Lane and Bath Road was due to the theft of the batteries.

**PH/2019/100 PLANNING MATTERS**

**(a) Appeal Decision – 18/02100/HOUSE – 4 Elmhurst Road**  
**Alterations and extensions with addition of first floor storey to existing bungalow and remodelling with external finishes**

An appeal against the decision of West Berkshire Council to refuse to grant planning permission for the above application had been dismissed by the Planning Inspectorate due to the effect of the proposal on the character and appearance of the area.

**RESOLVED** To note this information.

**(b) New Premises Licence for Thatcham Service Station**

Members considered the following application for a new premises licence received by West Berkshire Council under the Licensing Act 2003:

Ref No: 19/01062/LQN

Name of Applicant: Rontec Watford Ltd

Address of Premise: Thatcham Service Station, 22 London Road, Thatcham, Berkshire, RG18 4LQ

Proposal: Late night refreshment Monday to Sunday from 23:00hrs to 05:00hrs and Supply of Alcohol Monday to Sunday 24 hours

**Planning and Highways Committee**  
**3<sup>rd</sup> September 2019**

**PH/2019/100 PLANNING MATTERS continued**

**(b) New Premises Licence for Thatcham Service Station**

**RESOLVED** To record Members' concerns at the availability of alcohol through the night and trust that adequate security measures would be put in place.

**PH/2019/101 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

**(a) Proposed Traffic Regulation Order**

Members received a response from West Berkshire Council Highways to the Town Council's submission to the consultation regarding proposals to introduce traffic regulations at Nideggen Close & Church Gate and Stoney Lane & Chapel Street.

**RESOLVED** To note the information.

**(b) Bath Road / Henwick Lane**

Notification had been received from West Berkshire Council that from 5<sup>th</sup> to 27<sup>th</sup> September 2019 there would be no right turn into Henwick Lane for traffic travelling westward along the Bath Road, and no left turn for traffic exiting Henwick Lane onto the Bath Road. This formed part of the works for the Traffic Light upgrade being implemented at this junction. Councillor Pike reported that the traffic lights previously at this junction had long waiting times that limited the flow of traffic, particularly when traffic was leaving Henwick Worthy Sports Ground.

**RESOLVED** That this information be noted and to request that the signalling be amended, following the upgrade, to increase the Henwick Lane exit time.

**(c) Anti-Engine-Idling Signage**

Councillor Walker presented a proposal that anti-engine-idling signage be erected at Thatcham Railway Station.

**RESOLVED** To suspend Standing Orders to allow a local resident to address the Committee.

The local resident requested that, in addition to pursuing the anti-engine-idling signage, the Town Council support enforcement of the HGV weight limit on Crookham Hill.

**RESOLVED** To reinstate Standing Orders.

**RESOLVED** To agree that Officers liaise with West Berkshire Council Highways Officers regarding improved signage at Thatcham Station and a school's competition to design signage; and to take a proactive approach to policing the weight limit on Crookham Hill.

**(d) Sainsbury's – Coombe Court**

**RESOLVED** To suspend Standing Orders to allow residents of Coombe Court to address the Committee.

Three residents of Coombe Court advised the Committee of their concerns regarding delivery vehicles to Sainsbury's Local, reporting that the milk delivery lorry was in excess of the 10m maximum vehicle size stated as a planning condition, causing damage to highways, footpaths and private driveways.

**RESOLVED** To reinstate Standing Orders.

**RESOLVED** To advise West Berkshire Council of the breach of the planning condition and the damage being caused.

**Planning and Highways Committee**  
**3<sup>rd</sup> September 2019**

**PH/2019/101 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**  
**(e) Thatcham Level Crossing Closed**

Notification had been received from West Berkshire Council that Station Road would be closed at the level crossing overnight on Thursday 12<sup>th</sup> September 2019 while Network Rail carried out maintenance and testing works. The closure was expected to be in place from 10pm until 5am on Friday 13<sup>th</sup> September 2019. During the closure traffic would be diverted via Station Road, The Moors, A4, A339, Pinchington Lane, Burys Bank Road, Crookham Hill and vice versa.

**RESOLVED** To note this information.

**PH/2019/102 DECISION NOTICES**

Members received details of planning decisions published by West Berkshire Council since the previous meeting.

**RESOLVED** To note the information.

**PH/2019/103 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 West	19/01664/MDOPO	Land East of Tull Way	Application for discharge of planning obligation within schedule 2 for public open space (original application no. 16/00625/OUTMAJ) <b>RESOLVED:</b> <b>No objections<sup>1</sup></b>
2	Thatcham West	19/02073/FUL	89 Northfield Road	Number 87 to become a separate dwelling from 89 <b>RESOLVED:</b> <b>No objections</b>
3	Thatcham Colthrop & Crookham	19/02050/FUL	Sydney Lodge 22 Station Road	Retrospective application for formation of parking area to front of main house with new close boarded timber fence to front boundary, infilling of existing opening in brick wall below new fence and the formation of a new bin store <b>RESOLVED:</b> <b>No objections</b>

<sup>1</sup> On the understanding that "the MDOPO is simply for the discharge (i.e. approval) of the public open space obligations contained in the original s106 obligation for the planning permission, i.e. the developer is ensuring that the [WBC] Council is content with the POS details as submitted, which will be implemented on site in due course." Advise provided by WBC Principal Planning Officer.

**Planning and Highways Committee**  
**3<sup>rd</sup> September 2019**

**PH/2019/103 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>
4	Thatcham West	18/00964/FULEXT	Land South of Lower Way	<p>AMENDED PLANS</p> <p>Changes to parking layout, removal of pedestrian crossing, retention of hedge along the eastern boundary. Revised design of car ports.</p> <p>Revised updated parking assessment and access arrangements.</p> <p>Revised landscape plans and landscape management plan.</p>

**RESOLVED: Object to removal of pedestrian crossing on Lower Way and to request reinstatement of tree planting (screening) on the eastern boundary and request that the site be designed to support green transport with the provision of electric car charging points in unallocated parking spaces and priority given to cyclists and pedestrians.**

There being no further business the Chairman declared the meeting closed at 8.18pm

Signed \_\_\_\_\_ Date \_\_\_\_\_