

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 2<sup>nd</sup> July 2019 at 7.00pm**  
**in the Council Offices, Brownsfield Road, Thattham**

Present: Councillor Simon Pike (Vice Chairman)  
 Councillors Paul Field, David Lister and Jennifer Walker

In attendance: Mel Alexander (Town Clerk)  
 3 representatives of Thattham Methodist Church

**In the absence of the Chairman the meeting was chaired by**  
**Vice Chairman Councillor Simon Pike**

**PH/2019/071 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors John Boyd, Lourdes Cottam, Ellen Crumly, Richard Foster and Mark Lillycrop.

**PH/2019/072 DECLARATIONS OF INTEREST**

Councillor Pike declared a non-pecuniary interest in agenda item 4b (PH/2019/074(b)) and also planning application no. 8 (19/01371/MINMAJ) Kennetholme Quarry (PH/2019/078(8)), as a Member of West Berkshire Access Forum.

**PH/2019/073 MINUTES**

**RESOLVED** That the Minutes of the meeting held on 11<sup>th</sup> June 2019, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

**PH/2019/074 MATTERS ARISING FROM PREVIOUS MEETING**

**a) Clerk's Report**

There were no matters arising from the Clerk.

**b) Other Matters**

**Planned closure of Footpath THAT/10/3 between 10<sup>th</sup> & 14<sup>th</sup> June (Minute PH/2019/068a refers)**

Councillor Pike advised the Committee that the footpath from the new development was complete, but was disappointed that it was Tarmac, as was previously a stone track, and felt this was out of keeping with the area.

**PH/2019/075 PLANNING MATTERS**

**a) 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.**

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 appeal would be determined on the basis of written representations and as the appeal was proceeding under the Householder Appeals Service, there was no opportunity for the Town Council to submit comments.

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**PH/2019/075 PLANNING MATTERS continued**

**a) 18/02856/HOUSE – 10 Alexander Road continued**

However, all representations made on the application had been forwarded to the Planning Inspectorate and the appellant and would be considered by the Inspector when determining the appeal. The Town Council's response to the application was "Object – Detrimental Impact on Street Scene".

**RESOLVED** To note this information.

**b) 19/00333/HOUSE – 10 Tyne Way**

**Demolish existing rear conservatory, utility room and side garage. Construct new rear orangery extension, double storey side extension and alterations.**

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 appeal would be determined on the basis of written representations and as the appeal was proceeding under the Householder Appeals Service, there was no opportunity for the Town Council to submit comments. However, all representations made on the application had been forwarded to the Planning Inspectorate and the appellant and would be considered by the Inspector when determining the appeal. The Town Council's response to the above application was "No Objections".

**RESOLVED** To note this information.

**c) 19/01315/CERTE – 89 Northfield Road**

**87 and 89 used as one dwelling up until 2014 when it was returned to two dwellings**

An application for a Certificate of Lawfulness had been submitted to West Berkshire Council. The application would be dealt with on matters of fact only and if the use or proposal was considered to be lawful, on the balance of probability of the evidence provided, a certificate of lawfulness must be issued. Consequently, only factual observations could be taken into account.

**RESOLVED** To note this information.

**d) 19/01498/CERTE – Land South of Thornford Road**

**Existing use of land comprising of the storage, crushing, grading and bagging of soil and concrete; the storage of building materials and machinery; the siting of shipping containers for the storage of building materials and machinery and the stationing of a caravan for residential purposes**

An application for a Certificate of Lawfulness had been submitted to West Berkshire Council. The application would be dealt with on matters of fact only and if the use or proposal was considered to be lawful, on the balance of probability of the evidence provided, a certificate of lawfulness must be issued. Consequently, only factual observations could be taken into account.

**RESOLVED** To note this information.

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**PH/2029/076 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

**a) Keep Clear Road Markings – Crookham Hill**

Committee received background information on the above following consideration at a meeting of this Committee on 23<sup>rd</sup> April 2019 (PH/2019/051), at which it was resolved that [the then] Councillor Collis would discuss this matter with West Berkshire Council Officers. An update from Officers advised that this matter was not progressed.

**RESOLVED** That, as District Ward Member, Councillor Steve Ardagh-Walter be requested to follow up this matter on behalf of residents.

**b) Henwick Lane Closure**

Notification had been received from West Berkshire Council that Henwick Lane would be closed from 1<sup>st</sup> to 5<sup>th</sup> July 2019 for utility connections for the new development to be carried out.

**RESOLVED** To note this information.

**c) Pound Lane Closure**

Notification had been received from West Berkshire Council of the closure of Pound Lane at its junction with A4, for approximately 2 weeks from 1<sup>st</sup> July, 2019, to enable renewal of gas mains. Access would be from Lower Way only.

**RESOLVED** To note this information.

**d) Carriageway Resurfacing – 130 - 148a Bath Road**

Notification had been received from West Berkshire Council that work to resurface the cul-de-sac at the above location was scheduled for 12<sup>th</sup> July 2019 between 8am and 6pm.

**RESOLVED** To note this information.

**e) Closure of Crookham Road, Brimpton – 15<sup>th</sup> to 19<sup>th</sup> July 2019**

Notification had been received from West Berkshire Council of the above closure, for contractors to carry out a new service connection.

**RESOLVED** To note this information.

**f) Henwick Lane/A4 – No Left/Right Turn**

Notification had been received from West Berkshire Council that, from Monday 8<sup>th</sup> July, the following restrictions would be in place day and night for approximately 8 weeks while SGN renewed gas mains and services.

- No left turn from Henwick Lane onto the A4 Bath Road.
- No right turn from A4 Bath Road onto Henwick Lane

**RESOLVED** To note this information.

**PH/2019/077 DECISION NOTICES**

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

**RESOLVED** To note the information.

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**PH/2019/078 PLANNING APPLICATIONS**

Members received and 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	19/00609/FUL	Star Service Station 22 London Road	Like for like replacement of plant equipment <b>RESOLVED:</b> <b>No objections</b>

**RESOLVED** That Standing Orders be suspended to allow representative of the Methodist Church to address the Committee.

Representatives of the Church spoke of their concerns regarding the proposed development at 12-16 Chapel Street

**RESOLVED** That Standing Orders be reinstated.

2	Thatcham North East	19/01147/FULEXT	12-16 Chapel Street	Demolition of 2 no. existing dwellings and construction of 17 no. one and two bedroom apartments including parking and stores <b>RESOLVED:</b> <b>Object – Inappropriate development, completely out of character with local area</b> - <b>Strong objections to access/egress to site on grounds of safety – lack of adequate sight lines and obstruction of footpath when exiting at busy times</b> - <b>Overlooking of Church grounds, particularly areas used by Pre-school</b> - <b>Also, anger at lack of consultation with neighbouring properties</b>
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*Representatives of Thatcham Methodist Church left the meeting*

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**PH/2019/078 PLANNING APPLICATIONS**

Members received and considered the planning applications listed below:

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
3	Thatcham Central	19/01380/FUL	12 Crown Mead	Installation of an ATM installed through a secure panel to the left hand side of the shop entrance (Retrospective) <b>RESOLVED:</b> <b>No objections</b>
4	Thatcham Central	19/01381/ADV	12 Crown Mead	Integral illumination and screen to ATM fascia. Internally illuminated Free Cash Withdrawal signs above ATM. Blue LED halo illumination to the surround. (Retrospective) <b>RESOLVED:</b> <b>No objections.</b>
5	Thatcham Central	19/01587/LBC2	The Grange Nursery 18-21 Church Gate	Redecoration and refurbishment of the buildings interior and some minor external works to the ground <b>RESOLVED:</b> <b>No objections</b>
6	Thatcham West	19/01583/HOUSE	93 Park Lane	Single, two storey and second storey extensions and alterations <b>RESOLVED:</b> <b>No objections</b>
7	Thatcham West	19/01460/HOUSE	19 Westfield Road	Replace existing driveway and front lawns with paving, and brick wall to front of site. Render and cladding to existing house <b>RESOLVED:</b> <b>No objections to hedge/wall</b> <b>Object to Cladding – out of keeping with street scene</b>

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**PH/2019/078 PLANNING APPLICATIONS continued**

Members received and considered the planning applications listed below:

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
8	Adjacent Parish	19/01371/MINMAJ	Kennetholme Quarry Colthrop Lane	Section 73: Variation of condition 1 'extraction' of previously approved application 17/00952/MINMAJ: S73 variation of Condition (56) - Lake aftercare scheme of planning permission 13/02302/MINMAJ <b>RESOLVED:</b> <b>No objections</b>

There being no further business, the Chairman declared the meeting closed at 8.10pm.

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

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