

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 13<sup>th</sup> August 2019 at 7.00pm**  
**in the Council Offices, Brownsfield Road, Thatcham**

Present: Councillor John Boyd (Chairman)  
 Councillors Ellen Crumly, Richard Foster, Mark Lillycrop, David Lister and Jennifer Walker

In attendance: Mel Alexander (Town Clerk)  
 Rachael Followell-Mattin and Huw Thomas (Thames Water)

**PH/2019/087 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Lourdes Cottam, Paul Field and Simon Pike.

**PH/2019/088 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PH/2019/089 MINUTES**

**RESOLVED** That the Minutes of the meeting held on 23<sup>rd</sup> July 2019, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

**PH/2019/090 MATTERS ARISING FROM PREVIOUS MEETING**

There were no matters arising from the previous meeting.

**PH/2019/091 THAMES WATER SEWAGE WORKS**

**RESOLVED** To suspend Standing Orders to allow representatives of Thames Water to address the Committee.

The Committee received an update from Thames Water regarding refurbishment and improvement work at the sewage works on Lower Way. It was confirmed that, following failure of the odour control units in March 2018, measures had been put in place to control odours. The old units were 20 years old but had undergone remedial works 2 years ago. The reason for the failure was still unknown. Replacement units were due to be installed at the end of August, followed by commissioning, and it was hoped the new units would be operational around the end of September, but could take until the end of November, depending on weather conditions and other matters. Thames Water advised that leaflet drops had taken place in the area close to the site and Environmental Health Officers had been kept informed. Members requested that the Town Council be kept informed of future issues at the site and that literature be provided to the Town Council for onward publicity to the wider community.

Thames Water offered an invitation for Councillors to visit the site when the new units were up and running.

*Councillor Lillycrop joined the meeting during this item.*

**RESOLVED** To reinstate Standing Orders.

*Representatives of Thames Water left the meeting.*

**RESOLVED** To note the information with disappointment that the Town Council had not been kept informed of issues at the site.

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**PH/2019/092 PLANNING MATTERS**

**(a) Delphic Brewing Company Ltd**

Following consideration at the last meeting of an application for a premises licence for a microbrewery at 26 The Martins (PH/2019/083(b)), Members received a response from the applicant to the queries raised. Members felt that this was inappropriate development for a residential area but noted the small-scale nature of the operation. There was concern that some effects of the operation could not be controlled, for example; the effects of the smell from the brewery could vary depending on wind direction.

**RESOLVED** To request that, if the application was to be approved, a condition be attached to limit the growth of the business and limit the number of deliveries to the premises and limit the number of brews per week.

**(b) Appeal Decision – 18/02091/HOUSE – 1 The Waverleys**

**Two storey side and rear extensions, front porch and increase the main ridge height**

Members were advised that an appeal against the decision of West Berkshire Council to refuse planning permission for the above application had been dismissed by the Planning Inspectorate due to the effect of the development on the character and appearance of the area.

**RESOLVED** To note this information.

**(c) Appeal Decision – 18/02856/HOUSE – 10 Alexander Road**

**Retrospective planning to extend rear extension in line with structural walls to ground floor**

Members were advised that an appeal against the decision of West Berkshire Council to refuse planning permission for the above application had been dismissed by the Planning Inspectorate due to the effect of the development on the character and appearance of the host dwelling and surrounding area.

**RESOLVED** To note this information.

**(d) Appeal Decision – 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**

Members were advised that an appeal against the decision of West Berkshire Council to refuse planning permission for the above application had been allowed by the Planning Inspectorate.

**RESOLVED** To note this information.

**(e) West Berkshire Council draft Revised Statement of Community Involvement**

Members considered West Berkshire Council's draft Revised Statement of Community Involvement.

**RESOLVED** To note the information.

**PH/2019/093 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

**(a) Footpaths 6.2 and 6.3 – closure extended**

Members were advised that notification had been received from West Berkshire Council that the closure of footpaths 6.2 and 6.3 (Floral Way), due to expire on 4<sup>th</sup> August 2019, had been extended for up to a further six months for works associated with the Dunston Park Flood Alleviation Scheme to be completed.

**RESOLVED** To note this information.

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**PH/2019/093 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**  
**continued**

**(b) Crookham Hill – Keep Clear Road Markings**

Following Committee's request that Councillor Steve Ardagh-Walter pursue the request for keep clear road markings opposite Rainsford Farm Mews with West Berkshire Council Highways Officers (PH/2019/06), it was reported that Councillor Ardagh-Walter had taken this matter up and road markings would soon be painted.

**RESOLVED** To note this information.

**(c) Proposed Traffic Regulation Order**

Members received details of proposals to introduce traffic regulations at Nideggen Close & Church Gate and Stoney Lane & Chapel Street.

**RESOLVED** to respond to the consultation, requesting: (i) that West Berkshire Council resist attempts to charge residents for parking permits and limit the number of permits per household; (ii) that the Stoney Lane proposal be assessed in conjunction with the proposed introduction of parking charges at Kennet Leisure Centre, to enable to effect of both to be properly assessed; and (iii) details of the rationale for the proposals for Stoney Lane.

**(d) Thatcham Broadway Closure**

Members were advised that Thatcham Broadway would be closed to southbound traffic, outside the Kings Head Public House, from Tuesday 13<sup>th</sup> to Tuesday 20<sup>th</sup> August 2019, 9.30am – 3.30pm, for footway repairs and reinstatement.

**RESOLVED** To note this information.

**(e) Temporary Traffic Lights – Henwick Lane**

It was reported that temporary traffic lights at the junction of Henwick Lane and the A4 bath Road had failed over the preceding weekend.

**RESOLVED** To request that an "in case of emergency" notice be displayed on site.

**PH/2019/094 DECISION NOTICES**

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

**RESOLVED** To note the information.

**PH/2019/095 PLANNING APPLICATIONS**

Members considered the following planning applications:

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
1	Thatcham West	19/01460/HOUSE	19 Westfield Road	Amended Plans <b>RESOLVED:</b> <b>No objections</b>

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**PH/2019/095 PLANNING APPLICATIONS continued**

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
2	Thatcham West	19/01952/HOUSE	3 Henwick Lane	Single and two storey rear extension to enlarge kitchen dining area and existing bedroom extension, blocking up of existing shared boundary access and separate dropped kerb access from road <b>RESOLVED:</b> <b>No objections subject to the driveway being of porous surface</b>
3	Thatcham West	19/01829/HOUSE	24 Browning Close	Extension to dormer to front elevation and alteration to front porch <b>RESOLVED:</b> <b>No objections</b>
4	Thatcham West	19/01909/FUL	69-75 Lancaster Close	Replace existing UPVC windows with a more efficient double glazed UPVC window in the same fenestration <b>RESOLVED:</b> <b>No objections</b>
5	Thatcham Central	19/01650/FUL	31 Chapel Street	To create an external entrance and staircase <b>RESOLVED:</b> <b>No objections</b>
6	Thatcham Central	19/01855/FULEXT	12-16 Chapel Street	Demolition of existing dwellings (3No.) and construction of 17No. one- and two-bedroom apartments, including parking and stores <b>RESOLVED:</b> <b>Object – for the reasons stated below<sup>1</sup></b>

<sup>1</sup> Inappropriate development, completely out of character with local area; 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 and failure to adhere to Manual for Streets standards on visibility; Failure to provide suitable car parking provision, in breach of West Berkshire Council Policy - Overlooking of Church grounds, particularly areas used by Pre-school; Lack of consultation with neighbouring properties. And request that, as it has not been possible to identify any difference between this planning application and the original application number 19/01147/FULEXT, and that lack of consultation resulting in neighbours affected by the application not

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**PH/2019/095 PLANNING APPLICATIONS continued**

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
7	Thatcham North East	19/01781/HOUSE	36 Bluebell Way	Proposed two storey side-rear extension, single storey front extension, vehicle canopy and alterations to form suitable living accommodation and create critical accessible space <b>RESOLVED:</b> <b>No objections</b>
8	Thatcham Colthrop & Crookham	19/01863/HOUSE	1 Corderoy Close	Single storey extension to side of house to form granny annex <b>RESOLVED:</b> <b>No objections</b>

There being no further business, the Chairman declared the meeting closed at 8.58pm.

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

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