

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 1st December 2020 at 7pm
remotely via video conferencing¹

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 Taylor (Town Clerk)
 Councillor Richard Crumly
 1 member of the press (Newbury Weekly News)

PH/2020/140 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PH/2020/141 DECLARATIONS OF INTEREST

Councillor Lillycrop declared a non-pecuniary interest in planning application no. 1 (20/02525/REG3) as he lived close to Parsons Down School.

PH/2020/142 MINUTES

RESOLVED that the Minutes of the meeting held on 10th November 2020, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

PH/2020/143 MATTERS ARISING FROM PREVIOUS MEETING

There were no matters arising from the previous meeting.

PH/2020/144 CALL FOR REPORTS OF ROADS IN NEED OF REPAIR

At a meeting of this Committee on 20th October 2020 (PH/2020/121), Members considered a request from Councillor Dillon, raised at a meeting of Full Council on 28th September 2020 (FULL/2020/79(A)), that this Committee calls for details of roads in the town in need of repair, for submission to West Berkshire Council's funding programme. A post was published on Facebook and the following submissions were received:

Road Name	Issue
Pound Lane	Needs resurfacing
Station Road	Needs resurfacing in its entirety (particularly between The Moors and The Broadway
Corner of Rudland Close and Ilkley Way	Subsidence
Fromont Drive	Roadway collapsing opposite no 6
Green Lane near junction with Crown Mead	Road floods every time it rains

RESOLVED to submit the above roads and issues to West Berkshire Council for consideration for inclusion in its road maintenance funding programme.

¹ The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020

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PH/2020/145 PLANNING MATTERS

a) Notice of Appeal

Site Address: Land adjacent to 11 Turnfields
Description: Construction of a one bedroom single storey dwelling and associated parking
Application: 20/00999/FULD
Appeal ref: APP/W0340/W/20/3258447

Notification had been received that an appeal had been made to the Secretary of State against the decision of West Berkshire Council to refuse to grant planning permission for the above application. The appeal would be determined on the basis of written representations. All representations made to West Berkshire Council on the application had been forwarded to the Planning Inspectorate and the appellant and these would be considered by the Inspector when determining the appeal. When considered at a meeting of this Committee on 19th May 2020, Committee resolved No Objections.

b) Notice of Appeal

Site Address: 12 – 16 Chapel Street
Description: Demolition of existing dwellings (3No.) and construction of 17No. one and two bedroom apartments, including parking and stores
Application: 19/01855/FULEXT
Appeal ref: APP/W0340/W/20/3251653

Notification had been received that an appeal had been made to the Secretary of State against the decision of West Berkshire Council to refuse to grant planning permission for the above application. The appeal would be determined on the basis of written representations. All representations made to West Berkshire Council on the application had been forwarded to the Planning Inspectorate and the appellant and these would be considered by the Inspector when determining the appeal. When considered at a meeting of this Committee on 2nd July 2019, Committee resolved to Object - 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 Overlooking of Church grounds, particularly areas used by Pre-school. Also, anger at lack of consultation with neighbouring properties.

c) Notice of Appeal

Site Address: Foxhold Farm, Crookham Common
Description: Proposed residential conversion to form a pair of semi detached dwellings and detached annex, following demolition of managers office and attached store
Application: 19/03188/FULD
Appeal ref: APP/W0340/W/20/3260721

Notification had been received that an appeal had been made to the Secretary of State against the decision of West Berkshire Council to refuse to grant planning permission for the above application. The appeal would be determined on the basis of written representations. All representations made to West Berkshire Council on the application had been forwarded to the Planning Inspectorate and the appellant and these would be considered by the Inspector when determining the appeal.

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PH/2020/145 PLANNING MATTERS continued

c) Notice of Appeal continued

When considered at a meeting of this Committee on 10th March 2020, Committee resolved No Objections – subject to submission of an application for change of use and that access to common land is not impeded.

PH/2020/146 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

a) Orcas

Notification had been received from West Berkshire Council that, following a safety audit and user feedback, the cycle lane light segregation orcas on the A4 would be replaced with a new design with a reflector inset and a lower, narrower profile. The new orcas would also be spaced further apart to allow cars to move aside to allow emergency vehicles to pass and for cyclist to overtake other cyclists in the lane. The cycle lane would also be subject to increased cleansing. This work was scheduled to be carried out on 30th November and 1st December 2020.

RESOLVED that Committee was pleased to note that feedback provided by the Town Council prior to installation would now be addressed.

b) Speed Limit Review Meeting

Notification had been received from West Berkshire Council of the Speed Limit Review meeting, considering the proposed reduction of the speed limit on the A4 from Henwick Lane to Benham Hill, would be held on Wednesday 9th December 2020 and, following consultation with the Chairman of this Committee and the Leader of the Council, it was agreed that Councillors Boyd and Pike (as Chairman and Vice Chairman of this Committee) would attend the meeting as representatives of the Town Council (two representatives permitted).

RESOLVED to note this information.

PH/2020/147 DECISION NOTICES

Members noted details of planning decisions published since the last meeting of this Committee.

PH/2020/139 PLANNING APPLICATIONS

Members considered the following planning applications:

Plan No.	Ward	Application No.	Location:	Proposal:
1	Thatcham West	20/02525/REG3	Parsons Down Infant School	Proposed demolition of the existing infant school. Installation of a new 37mx18.5m rubble crumb pitch with 3.03m, high dual-tech rebound panelled fencing and sustainable surface water drainage system. Creation of a new wildlife area in the existing hard and soft landscape location RESOLVED: No Objections¹

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PH/2020/139 PLANNING APPLICATIONS continued

Plan No.	Ward	Application No.	Location:	Proposal:
2	Thatcham West	20/02597/HOUSE	1A Northfield Road	Conversion of attached garage to living accommodation and the construction of a detached garage RESOLVED: No Objections
3	Thatcham West	20/02619/HOUSE	182 Bath Road	Demolish rear conservatory. Construct new rear orangery. Construct new single storey & double storey side extension RESOLVED: No Objections
4	Thatcham Central	20/02213/HOUSE	17 Longcroft Road	Proposed two storey side extension with integral garage and a single storey rear extension AMENDED PLANS RESOLVED: No Comment, application approved by West Berkshire Council prior to this meeting
5	Thatcham Central	20/02671/FUL	32 Station Road	Formation of new dropped kerb RESOLVED: No Objections

There being no further business the Chairman declared the meeting closed at 8.05pm

Signed _____

Date _____

ⁱ (i) on condition that, if the land marked as "surplus land" on maps within the Design & Access Statement should be released from education use in the future, this land shall become amenity land; and (ii) to request that a condition be applied to application number 20/02386/REG3 (considered at the last meeting) that, in light of planning application number 20/02525/REG3, which identifies "surplus land" within the school site, should that surplus land be released from education use in the future, that land shall become amenity land by way of compensation for the change of use of amenity land (from Open Space (Highways) to Education) outlined in application 20/02386/REG3