

**THATCHAM TOWN COUNCIL**  
**Minutes of a Meeting of the**  
**Planning and Highways Committee**  
**held on Tuesday 19<sup>th</sup> January 2021 at 7pm**  
**remotely via video conferencing<sup>1</sup>**

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

In attendance: Mel Taylor (Town Clerk) and Trudy Blackney (Deputy Town Clerk)  
 Councillor Richard Crumly  
 1 member of the public  
 1 member of the press (Newbury Weekly News)

**PH/2021/001 APOLOGIES FOR ABSENCE**

No apologies for absence had been received.

**PH/2021/002 DECLARATIONS OF INTEREST**

Councillor Pike declared a non-pecuniary interest in agenda item number 6 (PH/2021/006) as a member of the Mid and West Berkshire Local Access Forum.

**PH/2021/003 MINUTES**

**RESOLVED** that the Minutes of the meeting held on 22<sup>nd</sup> December 2020, having been previously circulated, be taken as read, confirmed and signed as an accurate record.

**PH/2021/004 MATTERS ARISING FROM PREVIOUS MEETING**

The following update was noted:

**PH/2020/148 FORMER CROWN YARD DEVELOPMENT – ROAD NAMING**

Following liaison with West Berkshire Council and Malcolm Langford's family, the road name Langford Way had been put forward.

**PH/2021/005 CROWN MEAD TEMPORARY ONE-WAY SYSTEM**

West Berkshire Council (WBC) sought feedback from the Town Council regarding the temporary one-way system at Crown Mead, as it was considering removing the scheme, as this was private land and not public highway. WBC had also received a suggestion to change the direction of the one-way flow.

Town Council Officers had sought the view of the Management Company, Bennington Green [formerly Mursell & Co] who had advised that they had not received any strong complaints against the scheme, they believed the scheme worked and aided less congestion and they could not see a particular reason to remove the scheme.

**RESOLVED** that the Town Council supported the concept of the one-way scheme and requests that the direction remains unchanged, whilst wider plans for cycle lane improvements were being formulated [as reported at the last meeting of this Committee PH/2020/145].

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

**Planning and Highways Committee**  
**19<sup>th</sup> January 2021**

**PH/2021/006 WEST BERKSHIRE COUNCIL LAND MANAGED BY BERKS, BUCKS & OXON WILDLIFE TRUST (BBOWT)**

Notification had been received from West Berkshire Council (WBC) of a Notice of landowner deposit under section 31(6) of the Highways Act 1980 West Berkshire District Council relating to public rights of way on various areas of land, owned by WBC and managed by BBOWT, across the district, including Greenham and Crookham Commons, Thatcham Reedbeds and the Nature Discovery Centre.

**RESVOLED** to note the information.

**PH/2021/007 WEST BERKSHIRE MINERALS AND WASTE LOCAL PLAN CONSULTATION**

West Berkshire Council had opened for consultation the West Berkshire Minerals and Waste Local Plan - Proposed Submission November 2020. The consultation sought views from interested parties to comment on the legal compliance and soundness of the document.

Given the reference to mineral extraction requirement at a proposed development site in north-east Thatcham, Committee felt this consultation should be considered in unison with the West Berkshire Council Local Plan Review to 2037, which was also currently open for consultation and scheduled to be considered at a meeting of Full Council on 25<sup>th</sup> January 2021.

**RESOLVED** to defer this item to the next meeting of this Committee, pending consideration of the Town Council's response to the Local Plan Review at Full Council on 25<sup>th</sup> January 2021.

**PH/2021/008 MEETING WITH NETWORK RAIL AND GWR**

Committee considered responses from Network Rail to matters raised at a meeting between the Town Council, Network Rail and GWR, held on 13<sup>th</sup> October 2020, to discuss the Town Council's concerns regarding Thatcham Train Station. Network Rail had advised that it was not viable to relocate trip points and confirmed that there were no plans to relocate the Colthrop signal box in plans drawn up to 2029.

**RESOLVED** to seek clarity from Network Rail on why the stopping distances were different either side of Thatcham station; being a shorter stopping distance when approaching from Reading than from the Newbury approach, and to invite the West Berkshire Council station liaison Officer to the next meeting with GWR and Network Railway in autumn 2021.

**PH/2021/009 CALL FOR REPORTS OF ROADS IN NEED OF REPAIR**

At the last meeting Councillor Cottam requested that Masefield Road be included in West Berkshire Council's (WBC) road repair programme (PH/2020/150). This was reported to WBC and the following response was received:

*"Masefield Road in Thatcham does not currently form part of our 3-year Highway Improvement Programme and is not likely to in the foreseeable future.*

*I visited the site between Christmas and the New Year and there are no visible defects close to investigatory level and the surface is currently in good condition."*

**PH/2021/010 PLANNING MATTERS**

There were no planning matters that had arisen since publication of the agenda.

**Planning and Highways Committee**  
**19<sup>th</sup> January 2021**

**PH/2021/011 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS**

The following reports were noted:

- a) Notification had been received from West Berkshire Council that Harts Hill Road would be closed between its junction with Bradley-Moore Square and Floral Way, from 25<sup>th</sup> January 2021 to 14<sup>th</sup> February 2021, for Thames Water to carry out works to replace the mains network. The alternative route for all vehicles affected was via Floral Way, London Road (A4) and vice versa. Residential access would be maintained throughout and the diversion would be signed on site. There would be no Blue light access through the closure.
- b) Councillor Pike reported that West Berkshire Council had published a prohibition of waiting notice in the previous week's Newbury Weekly News, referring to Crookham Common Road and Old Thornford Road. Councillor Pike would seek clarity on the proposal from West Berkshire Council and report back to Committee.

**PH/2021/012 DECISION NOTICES**

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

**PH/2021/013 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 Colthrop & Crookham	20/02931/HOUSE	5 Griffiths Close	Proposed extension to side of property and over garage <b>RESOLVED: No Objections</b>
2	Thatcham Central	20/02941/HOUSE	4 Oak Tree Road	Proposed single storey front porch extension, with a two storey side extension, part single part two storey rear extension, with demolition of the existing side garage extension, and rear extension <b>RESOLVED: No Objections</b>
3	Thatcham North East	20/03035/LBC2	The Old Bluecoat School, Chapel Street	Various improvements and repairs to the fabric, fixtures and fittings of the building <b>RESOLVED: Support, noting the Town Council as owner of the building</b>

*Councillor Cottam left the meeting*

**Planning and Highways Committee**  
**19<sup>th</sup> January 2021**

**PH/2021/013 PLANNING APPLICATIONS continue**

Members considered the following planning applications:

<b>Plan No.</b>	<b>Ward</b>	<b>Application No.</b>	<b>Location:</b>	<b>Proposal:</b>
4	Thatcham Colthrop & Crookham	20/03058/FUL	Thornford Park, Crookham Hill	Erection of two storey reception building, external alterations to existing buildings, creation of new garden area, new security fencing and associated works <b>RESOLVED: No Objections, subject to<sup>2</sup></b>
5	Thatcham Colthrop & Crookham	20/03058/FUL	Electricity Sub Station on the North Side Of Pipers Lane	Installation of a battery energy storage facility; ancillary infrastructure and equipment; security fence, gates and CCTV cameras; acoustic fence; and access <b>RESOLVED: No Objections</b>
6	Thatcham West	20/03086/HOUSE	213 Lower Way	Proposed two-storey rear extension <b>RESOLVED: No Objections</b>

There being no further business the Chairman declared the meeting closed at 8.17pm

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

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<sup>2</sup> the proposed 5 bed semi-independent living flat fit out on the 1st floor within the Ashford unit in phase 1, that any external windows or doors should obscure or prevent the overlooking of the adjacent athletics track. Specifically with regard to the door and staircase on Elevation 2 within the Phase 1 Proposed Elevations drawing