

THATCHAM TOWN COUNCIL
Minutes of a Meeting of the
Planning and Highways Committee
held on Tuesday 10th November 2020 at 7pm
remotely via video conferencing¹

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

In attendance: Mel Taylor (Town Clerk)
 1 member of the press (Newbury Weekly News)

PH/2020/131 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor David Lister (Councillor Richard Crumly appointed as substitute).

An apology for lateness was received from Councillor Mark Lillycrop.

PH/2020/132 DECLARATIONS OF INTEREST

Councillor Mark Lillycrop declared a non-pecuniary interest in planning application no. 2 (20/02386/REG3) as he lived close to Parsons Down School.

Councillor Cottam joined the meeting.

PH/2020/133 MINUTES

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

PH/2020/134 MATTERS ARISING FROM PREVIOUS MEETING

There were no matters arising from the previous meeting.

PH/2020/135 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

Members considered an update on progress of the Local Cycling and Walking Infrastructure Plan (LCWIP). Councillor Pike reported the following observations:

- i. For cycling, the routes C4 and C5 together include the majority of National Cycle Route NC4 through Thatcham. Route C4 goes from Lower Way to the station via The Moors and Urquhart Road, whereas NC4 goes via Church Gate and Station Road. There may be good reason for the route choice for C4 and there are difficulties with NC4 (for example, heading east, it crosses a no entry sign at the south end of The Broadway). Suggestion that both routes be given a complete audit. If it was found that the route of C4 was preferable, this would provide an objective basis for re-routing of NC4.
- ii. For walking, only one route in Thatcham is prioritised. The portion south of the town centre provides a strategic link to the station, which would hopefully encourage use of public transport. However, the section north of the station, along Park Lane, seems arbitrary, especially north of Sagecroft Road where it would serve only a small number of houses.

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

Planning and Highways Committee
10th November 2020

PH/2020/135 LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN continued

Park Lane is very constrained by property boundaries so, if the audit finds little opportunity for improvement, there would be little to show for pedestrians in Thatcham. Suggest that this portion be modified to have a fork, with one branch continuing from Park Lane into Sagecroft Road and the other following Footpath THAT/8 into Dunston Park. This would support a larger number of households and gain experience of a wider range of types of route.

- iii. If possible, more walking routes in Thatcham should be prioritised. The single walking route that was currently proposed would only benefit a small minority of residents of Thatcham, which undermined the purpose of an LCWIP.

Councillor R Crumly requested that the canal towpath also be included in the cycle network.

RESOLVED To submit the matters detailed above to West Berkshire Council in response to the LCWIP feedback.

PH/2020/136 TRAFFIC MANAGEMENT / HIGHWAYS / ROAD SAFETY MATTERS

a) Harts Hill Road Closure

Notification had been received from West Berkshire Council that Harts Hill Road would be closed from 6th November to 18th December 2020, between its junctions with Marsh Road and Floral Way, for Thames Water to carry out works to replace the mains network. An 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.

RESOLVED That this information be noted.

Newbury Weekly News joined the meeting

- b) An update had been requested from West Berkshire Council regarding the speed limit review of the A4 that was scheduled to be carried out in October 2020 and were advised that the review had been delayed to 9th December, mainly due to Covid restrictions making it difficult to obtain "decent" speed and traffic volume data. The A4 was one of six sites for review and details of the virtual meeting would be provided nearer the time.

RESOLVED That this information be noted.

PH/2020/137 PLANNING MATTERS

a) Notice of Appeal

Site Address: Hambridge Lake, Hambridge Road

Description: Outline application for erection of 41 holiday chalets and clubhouse, access, parking and landscaping.

Application: 19/02916/OUTMAJ

Appeal ref: APP/W0340/W/20/3259296

Notification had been received that an appeal had been made to the Secretary of State against the decision of West Berkshire District Council to refuse to grant planning permission for the above application. The appeal would be determined on the basis of an Informal Hearing. Arrangements for the Hearing were yet to be made and the date would be advised in due course.

Planning and Highways Committee
10th November 2020

PH/2020/137 PLANNING MATTERS continued
a) Notice of Appeal continued

All representations made to West Berkshire Council on the application had been forwarded to the Planning Inspectorate and the appellant. These would be considered by the Inspector when determining the appeal.

When considered at a meeting of this Committee on 17th December 2019, Committee resolved to object to the application as follows:

“Thatcham Town Council is opposed to the principle of this development and has strong reservations, based on the information received, that would likely cause it to object to any subsequent applications in the planning process. The reasons for this opposition are: - Overdevelopment; - Increased flood risk in an already flood prone area; - Limited visibility to and from adjacent road bridge; and - The hazards associated with the crossing point of the National Cycle Path, Canal Footpath and Site Entrance.”

RESOLVED That this information be noted.

Councillor Lillycrop joined the meeting.

b) Tree Preservation Order 201/21/1018

Members received notification of a Tree Preservation Order on a Yew Tree located at Land at Wimbles Barn, The Wimbles, Harts Hill Road.

RESOLVED That this information be noted.

c) Pinchington Hall

Councillor Foster provided a verbal update following a meeting that he had attended the previous day regarding Pinchington Hall, called by a local resident, with representatives from West Berkshire Council, local residents and the building contractor of nearby new houses. Councillor Foster also advised that West Berkshire Council had an App for recording noise nuisance and the tenant of Pinchington Hall had been instructed to comply with Covid restrictions.

RESOLVED To note the information.

PH/2020/138 DECISION NOTICES

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

RESOLVED To note the information.

Planning and Highways Committee
10th November 2020

PH/2020/139 PLANNING APPLICATIONS

Members received and considered the planning applications listed below:

| Plan No. | Ward | Application No. | Location: | Proposal: |
|-----------------|------------------------------|------------------------|---------------------------------------|---|
| 1 | Thatcham North East | 20/02164/HOUSE | 24 Woodavon Gardens | Loft conversion including installation of 1No crown roof dormer to the rear elevation & 2No roof-lights to the front elevation, to form additional habitable accommodation RESOLVED: No objections |
| 2 | Thatcham West | 20/02386/REG3 | Parsons Down Junior School Herons Way | Full planning permission for the change of use for the piece of land to the south of Parsons Down Junior School and north of Lower Way. The use will change from Open Space (Highways) to Education use including change of external surfaces and boundary fence line RESOLVED: No objections |
| 3 | Thatcham Colthrop & Crookham | 20/02432/FUL | Coombe Barns Crookham Common Road | Change of use of land and barn to provide 2 residential dwellings with associated access, parking and amenity space RESOLVED: No objections |

There being no further business the Chairman declared the meeting closed at 7.50pm

Signed _____

Date _____