

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD IN THE TOWN COUNCIL OFFICES AT 7.30PM ON 26 FEBRUARY 2018

Present: Cllrs Burdett, Lovegrove, Leeks, Moss, Mullan (Chairman), Page, Russell and Slimin

In Attendance: Clerk, 2 members of the public

1. APOLOGIES

Received and accepted from Cllr Bower.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

Cllr Leeks sits on the Development Control Committee at Basingstoke & Deane Borough Council and therefore will not vote on any planning applications.

3. MINUTES

16/18HP It was

RESOLVED (8/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 29 January 2018.

4. OPEN FORUM 7.31 – 7.35PM

Steve Cottrell (SWC Design) spoke about planning applications 18/00500/HSE 35 Swains Road and 18/00547/HSE 3 Cedar Close.

5. CURRENT PLANNING APPLICATIONS

18/00212/HSE 15 Minstead Close

Mr J Dean

Proposal: Erection of a single storey side and rear extension following demolition of existing conservatory

Comment (7/0/0): No objection.

18/00152/FUL St Peters Church, Church Road

Mr B Watson

Proposal: Erection of a wooden cabin

Comment (7/0/0): No objection.

17/03458/HSE 28 Crookham Close

Mr D Holland

Proposal: Erection of replacement and additional 1.8 metre high fence and gate

Comment (7/0/0): No objection.

18/00422/HSE 3 Reubens Crescent

Ms A Greenwood

Proposal: Two storey side extension, loft conversion to include rear dormers and garage conversion

Comment (7/0/0): No objection.

18/00457/HSE 4 Main Road

Mrs S Norman

Proposal: Erection of 2 no. two storey side extensions to include covered way to front

Comment (7/0/0): No objection.

18/00500/HSE 35 Swains Road

Mr Parkinson

Proposal: Erection of a side, rear and front extension, to include rooms within the roof following the demolition of existing side and rear extensions

Comment (7/0/0): No objection.

17/03650/HSE 28 Tadley Hill (amended)

Leslie Pearce

Proposal: Erection of single storey rear extension, including raising the roof of the original dwelling

Comment (7/0/0): No objection.

18/00547/HSE 3 Cedar Close

Mr Cross

Proposal: Erection of single storey rear extension

Comment (7/0/0): No objection.

6. CONSULTATIONS

The following consultations were received from Basingstoke & Deane Borough Council:

Draft Design and Sustainability Supplementary Planning Document

Draft Housing Supplementary Planning Document

Draft Parking Standards Supplementary Planning Document

17/18HP It was

RESOLVED (8/0/0) to respond as attached.

The meeting closed at 7.55pm.

Signed:

Dated: 26 March 2018

RESPONSE TO CONSULTATIONS:

Design and Sustainability SPD

Movement & Highways

2.11 and 2.12 – Consider these points to be extremely important, in particular the number of parking spaces.

Open Space

4.34 – 4.37 – Strongly support the incorporation of open space into design.

Movement & Walkability

Key Design Principals MW1 – MW5 - Strongly support these.

Non-Curtilage Parking

7.28 Welcome restrictions on on-street parking

Extensions

11.5 – Agree that extensions should not be built right up to the boundary.

Overshadowing and Overbearing Impacts

11.8 – Concerned that overshadowing can occur as a result of permitted development.

Residential Annexes

11.44 – Would like a condition of planning approval applied that any annexe remains part of the main dwelling and cannot be converted to a separate dwelling in the future.

Housing SPD

2.2.2 – Principal 2.3 – Welcome these standards.

2.51 - Strongly support priority will be given to those households with a local connection.

4.3 – Welcome that differing needs of the elderly will be met.

4.15 and 4.16 – Support the measures listed.

4.27 Support Policy CN7 which exceptionally permits nursing and residential care homes (that fall within Class C2 of the Use Classes Order) adjacent to settlements where it can be demonstrated that they would meet an identified local need.

5.18 Would like to see the self-builder remain as an occupant of the property for a minimum of at least 5 years.

Parking Standards SPD

5.2 - Welcome new residential standards:

20% uplift for visitor parking

electric vehicle charging infrastructure requirement

provision of sustainable drainage

5% of parking spaces provided for disabled parking

Table 1 - Tadley should be classified as Zone 4 (Rural) due to the lack of evening and weekend public transport links to main areas of employment and study outside the town. Consequently, car ownership in Tadley is higher than average. Note as there is no rail connection, residents are more dependent on their cars.

6.1 and 6.2 – Welcome car parking spaces are going to reflect the increase in vehicle sizes.

7.5 – Disappointing that where dwellings are converted into HMOs without the need for planning permission, the council has no control over the increased parking needed.

7.8 – Parking surveys should not be carried out when local schools have an inset day or are closed for holidays.

9.10 – Welcome the provision of dedicated car club bays.