

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD IN THE TOWN COUNCIL OFFICES AT 7.30PM ON 30 JULY 2018

Present: Cllrs Burdett, Moss, Russell and Slimin (Chairman)

In Attendance: Clerk, Cllr Flahive, Borough Cllrs Bound and Rhatigan, 10 members of the public

1. APOLOGIES

Received and accepted from Cllrs Bower, Lovegrove, Mullan and Page.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest or dispensation requests.

3. MINUTES

6/19HP It was

RESOLVED (4/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 25 June 2018.

4. OPEN FORUM 7.32PM – 8.13PM

Cllrs agreed to extend the open forum due to the number of speakers.

18/01892/FUL Bishopswood Golf Course, Bishopswood Lane

Nick Cobbald (Bell-Cornwell) gave background information to the application. Cllr Rhatigan (Kingsclere Ward Member) gave his support to the application and highlighted the possible wider benefits to the community, i.e. employment. Des O'Donnell on behalf of CPRE objects to the application as it does not comply with Basingstoke & Deane Borough Council's Adopted Local Plan Policies: SS1, SS3, SS6, EM2, EM1, EM4, EM10, CN1, CN3 and SS7. Russell Warren objects due to the impact on wildlife, highlighted that the net worth of Bishopswood Golf Course has increased over the last few years and notes Bishopswood Homes Ltd is an officer of Bishopswood Golf Course LLP, concerned that the existing tree line is full of golf balls and the impact of the loss of this. Adrian Thomas objects due to loss of wildlife habitat and possible drainage issues. Jane Loxton objects due to the access onto New Road, lack of pavements in New Road, impact on wildlife, the area is prone to flooding, questions the link between the funding of the hotel extension and the housing development.

18/02111/HSE 28 Tadley Hill

Steve Cottrell gave background information to the application.

18/01655/FUL 2 Heather Drive

Steve Cottrell gave background information to the application.

5. CURRENT PLANNING APPLICATIONS

18/01892/FUL Bishopswood Golf Course, Bishopswood Lane
Bishopswood Golf Course LLP

Proposal: Erection of extension to existing clubhouse to incorporate a 21-bedroom hotel. Erection of 18 dwellings (7 x 3 bed house, 2 x 3 bed bungalow, 3 x 4 bed house and 6 x 5 bed house) and associated parking and landscaping.

Comment (4/0/0): Welcome the extension to the clubhouse but dislike that the two developments are linked. Object - the application does not adhere to the polices set out Basingstoke & Deane Borough Council's Local Plan. If this application were to be approved, it would set a precedent. Object to the proposed types of houses, Tadley residents need 1 and 2

bed homes not executive homes. The Planning Statement point 3.2 states the development "benefits all sectors of the housing market", this is incorrect as the local need is for 1 and 2 bed homes. The site should also be 40% affordable homes. Object to the position of the access on to New Road, this is on a slight bend with a 60 mph speed limit in place. Also concerned about lack of visibility when exiting the proposed site. Object to the removal of such a large amount of trees, especially adjacent to a conservation area. Concerned that the southern boundary of the site adjoins Bishopswood Stream and the potential for flooding and also for any adverse effects to properties lying downstream to the east of the proposed development (note there have been flooding issues in the past in both Elmhurst and Brookside Walk). Concerned that if this development goes ahead it could mean that the rest of the golf course is developed in the future. Concerned that there are no pavements for pedestrians to access the proposed site. Concerned about the access in Bishopswood Lane to the proposed clubhouse extension, the lane is extremely narrow and any increase in traffic would have a detrimental impact.

18/01655/FUL 2 Heather Drive
Mr S Cottrell

Proposal: Change of use of land to residential land and construction of new drive with vehicular access. Erection of two storey side extension, single storey rear extension and front porch

Comment (4/0/0): No objection but a condition of approval should be that extension shall not be converted in to a separate dwelling in the future.

7/19HP It was

RESOLVED (4/0/0) under SO10 a vi to alter the order of business and bring forward item 18/02111/HSE 28 Tadley Hill.

18/02111/HSE 28 Tadley Hill
L Pearce

Proposal: Creation of first floor accommodation to include the erection of first floor front dormers and roof lights over (Amendment to permission 17/03650/HSE)

Comment (4/0/0): No objection.

18/01772/HSE 7 Rowan Road
Mr McEwan

Proposal: Erection of a rear conservatory

Comment (4/0/0): No objection.

18/01859/FUL The Oasis, 16 Silchester Road
Ms C Clulow

Proposal: Erection of new fencing and entrance gate

Comment (4/0/0): Object to the height and design of the fencing which is not in keeping with a residential property.

18/01864/ROC The Oasis, 16 Silchester Road
Ms C Clulow

Proposal: Variation of condition 8 of planning permission 17/02371/ROC to allow the installation of inward opening electric gates located closer to or adjacent to the back of the public highway

Comment (4/0/0): Object, some of the land here is not in the applicant's ownership as it belongs to the 2 neighbours. Concerned that moving the gates nearer to the highway will impede access to the site and will interfere with sightlines in Silchester Road.

18/01909/HSE 18 Millers Road
H Malam

Proposal: Erection of single storey side and rear extension

Comment (4/0/0): Object to the flat roof, in line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’

18/01089/FUL Land adjacent to Aldermaston Road and Boundary Place
Bradplan LLP

Proposal: Erection of 17 apartments (2 1 bedroom and 15 2 bedroom) parking, landscape and associated works (**amended**)

Comment (7/0/0): Object. Welcome the reduction in height of the building and meeting the minimum parking standards. Parking spaces 13 and 14 are in an extremely dangerous position, Boundary Place is a very busy road not just with residents but with visitors to Barclays Bank who park directly opposite these proposed parking spaces. Residents who have purchased properties on the site have been misled by the original plans which stated this area was to be for commercial property. Overdevelopment of the site. The height of the building is not appropriate for a building fronting onto Aldermaston Road and is out of keeping with adjacent properties. It will also overshadow adjoining properties. Believe this application is not in the spirit of what was originally intended for the site, i.e. ‘a gateway to Tadley’. Would like to have seen more serious effort in securing a commercial buyer for the site. Concerned about the loss of existing parking spaces for Royal Gardens and the effect this will have on the management of parking on the site.

6. REPLACEMENT PANELS FOR BUS SHELTERS

A quotation from Commutaports was received.

8/19HP It was
RESOLVED (4/0/0) to accept the quotation of £9259.

7. REPLACEMENT SEAT SLATS FOR BENCHES

A quotation from Good Directions was received.

9/19HP It was
RESOLVED (4/0/0) to accept the quotation of £2000 and to budget £1000 for installation.

8. CONSULTATION ON PERMIT SCHEME FOR ROAD WORKS AND STREET WORKS

A consultation from Hampshire County Council was received.

10/19HP It was
RESOLVED (4/0/0) to respond as attached.

9. REQUEST FROM RESIDENT

A request from a resident at 47 Whitedown Road to erect a fence panel on Tadley Town Council land to prevent their bins from being blown over, was received.

11/19HP It was
RESOLVED (4/0/0) to refuse the request. The resident to be advised to erect the fence panel on their own land adjacent. It was noted, it would be rare for the wind to blow the resident’s bins over in their current position, i.e. in the alcove between the original house and the extension at the front of the property.

The meeting closed at 8.45pm.

Signed:

Dated: 28 August 2018

Consultation – Hampshire County Council Permit Scheme for Road Works and Street Works

Principals for Promoters

3.5.5 – Welcome that promoters will discuss their proposals with parish and town councils, public transport operators, schools, businesses and residents.

Collaborative Working

3.6.1 – Welcome that collaborative working will take place wherever possible thereby minimising the amount of disruption for residents.

Decisions with Regards to Permit Applications

12.2 – Strongly support that the County Council will consider the following when reaching decisions:

- Collaborative working
- Overall effect on the local network
- Effect on traffic, in particular temporary traffic lights
- Appropriate techniques in particular at difficult road junctions and pinch points
- The effect of a planned activity to public transport routes

Examples of Reasons for Refusal

12.5 – Strongly support refusal for overlapping activities.

Permit Conditions

16.1.3 – Strongly support the imposition of sanctions for breach of permits.

Conditions for Consultation and Publicity

16.12.1 – Agree that advanced publicity and consultation of planned works is the key to success.

16.12.2 – Agree that where activities have the potential to be especially disruptive to local residents and businesses, for example – ANY work on the A340 in Tadley, a condition must be made for the Promoter to provide advance notice to Parish and Town Councils, nearby householders, businesses and road users.

16.12.3 – Agree that notice must be provided to Parish and Town Councils, nearby householders, businesses and road users, well in advance of work commencing.

16.12.4 – Agree the effect of planned activities on Public Transport providers, i.e. Stagecoach Basingstoke Routes 2 and 14, must be taken into consideration and these providers must also be consulted.

Access to Registered Information

22.6.2 – Welcome the County Council will publish a limited content version of their