



**Tadley Town Council**  
2 Franklin Avenue  
**TADLEY**  
Hampshire  
RG26 4ET

**Tel:** 0118 9813360  
**Email:** [clerk@tadleytowncouncil.gov.uk](mailto:clerk@tadleytowncouncil.gov.uk)  
**Website:** [www.tadleytowncouncil.gov.uk](http://www.tadleytowncouncil.gov.uk)

**14 August 2020**

You are summoned to attend a meeting of the **Highways & Planning Committee** as detailed below:  
*Nicki Barry*, Clerk

**DATE, TIME AND LOCATION 24 August 2020 at 7.30pm on Zoom**

**MEMBERS:** Cllrs: Bower, Burdett, Charlick, Lovegrove, Mullan (Chairman), Page, Slimin and Spence

Any member of the public who wishes to join the meeting should apply to the Clerk for the meeting ID and password.

## **AGENDA**

### **1. APOLOGIES**

### **2. DECLARATIONS OF INTEREST & DISPENSATION REQUESTS**

Arising from this Agenda, Members and Officers are invited to declare any relevant interests. Notwithstanding this item, Members may subsequently declare an interest at any point during the meeting. To receive any applications made by Members for a dispensation to allow them to speak and vote on an agenda item in spite of a disclosable pecuniary interest.

### **3. MINUTES**

To receive and confirm the accuracy of the minutes of the Highways & Planning Committee meeting held on 27 July 2020, the contents of which will be taken as correct unless there is a specific resolution otherwise.

### **4. OPEN FORUM**

The meeting will recess for not more than 15 minutes for questions and comments from members of the public.

### **5. CURRENT PLANNING APPLICATIONS**

To consider and make comments on applications received from Basingstoke and Deane Borough Council detailed below and those posted on their website up to the date of the meeting, which may impact on Tadley and to forward these comments to Basingstoke and Deane Borough Council.

**20/01854/HSE**

**Ashdown Cottage 4 Malthouse Lane**

Mr C Burge

**Proposal:** Removal of 1.2m high brick gate pillar to allow vehicle access to driveway

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01854/HSE>

**20/01861/HSE**

**32 Heath End Road**

Mr D Box

**Proposal:** Erection of single storey rear extension, first floor side extension, and pergola. Construction of pitched roof to front porch and front parapet wall to flat roof garage

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01861/HSE>

**20/01920/HSE**

**46 Tadley Hill**

Mr & Mrs Radley

**Proposal:** Erection of a single storey rear extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01920/HSE>

**20/01945/HSE**

**11A Millers Road**

Mr & Mrs Patel

**Proposal:** Erection of a rear conservatory

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01945/HSE>

**20/01947/HSE**

**26 Plantation Road**

Mr Patel

**Proposal:** Erection of a rear conservatory

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01947/HSE>

**20/01970/HSE**

**40 Franklin Avenue**

Mr & Mrs M Grundy

**Proposal:** Relocation front door and new front window plus installation rear bifold doors

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01970/HSE>

## **6. TADLEY GATEWAYS**

To receive a revised scheme.

**MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD ON ZOOM AT 7.30PM ON 27 JULY 2020**

**Present:** Cllrs Burdett, Lovegrove, Mullan (Chairman), Page, Slimin and Spence

**In Attendance:** Clerk

**1. APOLOGIES**

Received and accepted from Cllrs Bower and Charlick.

**2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS**

There were no declarations of interest or dispensation requests.

**3. MINUTES**

**1/21HP** It was

**RESOLVED (6/0/0)** to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 24 February 2020.

**4. OPEN FORUM**

There was no requirement for an open forum.

**5. PLANNING APPLICATION COMMENTS MADE 25/2/20 – 29/6/20**

Noted. See Appendix.

**6. CURRENT PLANNING APPLICATIONS**

**20/01439/HSE            10 Mulfords Hill**

Mr D Spencer

**Proposal:** Erection of a timber frame garden building to form home office, sitting area and storage cupboard, following demolition of existing shed/garage

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01439/HSE>

**Comment (6/0/0):** No objection however suggest a condition of approval should be that the office cannot be converted in to a separate dwelling in the future

**20/01546/FUL            Coombe House Farm Church Lane**

Mr Shore

**Proposal:** Erection of 1no. dwelling with associated access

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01546/FUL>

**Comment (6/0/0):** Object as the site is outside the settlement boundary and represents an additional dwelling in the countryside. Disappointed that the application does not contain any provision for: grey water harvesting, a renewable or low carbon energy system, green roof, cycle parking, electric vehicle charging points, waste recycling and air pollution reduction measures. Also the entrance to the proposed dwelling is far from ideal being on a bend in the road.

**20/01679/HSE            55 Whitedown Road**

Mr and Mrs Aldridge

**Proposal:** Erection of two storey side extension and single storey front extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01679/HSE>

**Comment (6/0/0):** No objection

**20/01815/HSE            17 Birch Road**

Mr M Cox

**Proposal:** Enlargement of existing rear extension to create bigger bedroom and shower room for disabled accommodation

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01815/HSE>

**Comment (6/0/0):** No objection however suggest a condition of approval should be that the extension cannot be converted in to a separate dwelling in the future. Also make the comment: In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’.

## **7. CONSULTATION**

**20/01714/LDEU            Wishing Well Cottage Winston Avenue**

Mr S Lawrence

**Proposal:** Certificate of lawfulness for the continued use of land as residential

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01714/LDEU>

**Noted.**

## **8. HIGHWAY SIGNAGE**

A quotation was received from Hampshire County Council for signage for St Paul’s Church, Tadley War Memorial and Tadley School.

**2/21HP** It was

**RESOLVED (6/0/0)** to accept the quotation of £628.63.

## **9. TADLEY GATEWAYS**

A quotation was received from Hampshire County Council for the Tadley gateways. It was agreed to go back to Hampshire County Council and ask for a revised scheme for the southern entrance to Tadley as Pamber Heath have now put in their own gateways and to ask for a revised quote for road markings only at the gateways.

## **10. PATH ALMSWOOD ROAD TO PRIORS ROAD**

Three quotations were received.

**3/21HP** It was

**RECOMMENDED (6/0/0)** to accept the quotation of £7650 from Surrey Surfacing.

The meeting closed at 7.50pm.

Signed: .....

Dated: 24 August 2020

## APPENDIX

**20/00436/FUL**                      **72 Franklin Ave**

T Huang

**Proposal:** Change of use from Retail (A1) to Nail Bar (Sui Generis)

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00102/FUL>

**Comment (6/0/0):** Concerned about the impact this will have on what is already very limited parking.

**20/00452/FUL**                      **Units 1 To 8 Silchester Road**

Tadley Engineering

**Proposal:** Erection of a front extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00452/FUL>

**Comment (6/0/0):** No objection but would like a condition of approval to be that there should be a banksman for all lorry manoeuvres on the site. Lorries need to be able to enter safely in forward gear and exit the same way, concerned whether this will be possible as staff car parking is currently where the extension is planned.

**20/00488/FUL**                      **47 Huntsmoor Road**

Mr R King

**Proposal:** Erection of a three bedroom detached dwelling

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00488/FUL>

**Comment (6/0/0):** Object. Disappointed to see the loss of public open space and the trees that were on the land. The proposed development does not fit with the existing street scene and is also far too near a public pathway. The Tadley Design Statement page 7 refers to the advantageous design of the AWE estates because of the large areas of open space and page 18 states that 'One of the urban characteristics of urban Tadley is .....the wealth of mature trees and open spaces.' Note that the raised pavement that provides access to buses stopping here is directly to the front of the proposed development, if this has to be relocated to the bus stop this would involve moving a telephone pole and a lighting column. It is understood that when AWE sold the land to the previous occupant of 47 Huntsmoor Road, there was a covenant placed on the land to prohibit any building on the site. AWE to be advised. Request a site visit be carried out.

**20/00521/HSE**                      **1 Pleasant Hill**

Mr & Mrs W Black

**Proposal:** Erection of a detached garage

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00521/HSE>

**Comment (6/0/0):** No objection.

**20/00542/HSE`**                      **8 Broadhalfpenny Lane**

Mr I Hussain

**Proposal:** Erection of part two storey, part single storey rear extension and pitched roof to front bay window. Erection of double garage to side elevation

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00542/HSE>

**Comment (6/0/0):** No objection.

**20/00537/FUL                    Fir Tree Lodge, Heather House**

Mr A Stagg

**Proposal:** Erection of timber summer house within an existing clearing for the use of the residents as a communal space

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00537/FUL>

**Comment (6/0/0):** No objection.

**20/00556/FUL                    9 Brick Kiln Industrial Estate Silchester Road**

John Stacey Group

**Proposal:** Erection of single-storey extension to a small industrial unit to provide an additional workshop bay

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00556/FUL>

**Comment (6/0/0):** No objection.

**20/00599/HSE                    1 The Green**

Mr P Smith

**Proposal:** Erection of two storey side/front extension following demolition of attached garage

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00599/HSE>

**Comment (6/0/0):** No objection however a condition of approval should be that the extension cannot be converted into a separate dwelling.

**20/00638/HSE                    29 Main Road**

Neil Handley and Lorraine Poynter

**Proposal:** Erection of Annex following demolition of existing outbuilding

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00638/HSE>

**Comment (6/0/0):** No objection however a condition of approval should be that the annex must remain tied to 29 Main Road and cannot be a separate dwelling.

**20/00832/HSE                    10 Millers Road**

Mr & Mrs D McKay

**Proposal:** Erection of two storey side and single storey front and rear extensions

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00832/HSE>

**Comment (7/0/0):** No objection but note the front extension comes forward of the existing building line.

**20/00885/HSE                    9 Sheridan Crescent**

Mr & Mrs Yelland

**Proposal:** Erection of first floor front extension and partial conversion of garage to living accommodation

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00885/HSE>

**Comment (7/0/0):** No objection but disappointed to see the loss of a garage space.

**20/00931/FUL Tadley Common Methodist Church, Newchurch Road**

Mr P Frank

**Proposal:** Construction of 15 no. car parking spaces on open space grass area at the side of the church building, utilising existing access crossover from public highway and gate with associated landscaping works

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00931/FUL>

**Comment (7/0/0):** No objection but note there are no details regarding the type of lighting that will be installed in the car park, planning approval will need to be gained for this. Welcome any additional parking provision which will go towards easing the congestion in this area which at times, is extremely dangerous.

**20/00966/HSE 13 Swains Road**

Mr P Winter

**Proposal:** Erection of side extension with 2 no. front facing dormer windows and first floor living accommodation. Demolition of existing detached garage

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00966/HSE>

**Comment (7/0/0):** No objection however suggest a condition of approval should be that the garage cannot be converted in to a separate dwelling in the future

**20/00986/FUL Tadley Place Woods, Church Lane**

Mr & Mrs Duncan

**Proposal:** Erection of 1 no. 4 bed dwelling and car port with playroom above following the demolition of Cedar Cottage

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00986/FUL>

**Comment (7/0/0):** Object – the development is outside Settlement Policy boundary, it is not in keeping with Tadley Place and the adjacent Tithe barn which are both grade 2 listed buildings and it is not within any area designated for housing development in the Local Plan. We question why the proposed car port is so far away from the main house and believe this will become a separate dwelling in the future. The plans indicate there will be 5 vehicles using the site, i.e. 3 outside car parking spaces and 2 in the car port, concerned about the increase in traffic this will generate. Also concerned about the isolation of the site. Church Lane is a narrow lane and well used by residents for leisure and for visiting the church and cemetery, any additional development in this area should be discouraged. If this development were to go ahead it could set a precedent for further development of Church Lane. Consideration should be given to the ecological importance of the area, there are bats and glow worms present and we would not want to see the loss of any more trees. Query whether a tennis court can be defined as a brownfield site. Also query why an application hasn't been submitted for the Cedar Cottage site, if the application is to be approved a condition of approval should be that the Cedar Cottage site cannot be developed in the future.

**20/00963/HSE 2 Willow Road**

Mrs L Miah

**Proposal:** Erection of single storey rear extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00963/HSE>

**Comment (7/0/0):** In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – 'Flat roofs are to be avoided unless absolutely necessary'.

**20/01110/HSE 75 The Green**

Mr Kennedy

**Proposal:** Erection of two storey front and side extensions and single storey rear extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01110/HSE>

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

**20/01128/ADV            Tadley Common Methodist Church, Newchurch Road**

Mr M Warner

**Proposal:** Display of 1 no. post-mounted single door notice board

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01128/ADV>

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

**20/01172/ADV            ATM at 98 Franklin Avenue**

Cardtronics UK Ltd, trading as Cashzone

**Proposal:** Replacement of an automated teller machine

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01172/FUL>

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

**20/01173/ADV            ATM at 98 Franklin Avenue**

Cardtronics UK Ltd, trading as Cashzone

**Proposal:** Replacement of non-illuminated surround sign and logo panel

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01173/ADV>

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

**20/01240/HSE            5 Greywell Close**

Mr & Mrs R Beckers

**Proposal:** Erection of single storey rear and side extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01240/HSE>

**Comment (7/0/0):** In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’.

**20/01251/HSE            2 The Coverts**

Mr A Wilson

**Proposal:** Erection of a two storey rear extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01251/HSE>

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

**20/01275/HSE            24 Wigmore Road**

Mr & Mrs S Griffiths

**Proposal:** Erection of single storey front and rear extensions, and two storey side extension following demolition of side store

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01275/HSE>

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



Cllr Mullan declared an interest in this item and took no part in making comment.

**20/01334/OUT            Hideaway, Heath End Road**

Turbine Developments

**Proposal:** Outline application for demolition of existing dwelling and erection of 4 no. four bedroom dwellings including access, appearance, layout and scale

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01334/OUT>

**Comment (6/0/0):** Concerned about the lack of parking available.

**20/02410/HSE            16 Bishopswood Road**

Mr C Bradbury & Miss S Lamerton

**Proposal:** Erection of single storey rear/side extension to include new pitched roof to garage

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01410/HSE>

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

**20/02411/HSE            50 Whitedown Road**

Ms Jo Chaplin

**Proposal:** Erection of two storey side/rear extension to include single storey rear addition

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/01411/HSE>

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