



Tadley Town Council
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20 July 2020

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

DATE, TIME AND LOCATION **27 July 2020 at 7.30pm on Zoom**

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

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

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

To note. See Appendix.

6. **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.

20/01439/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>

20/01546/FUL **Coombehouse 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>

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>

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>

8. HIGHWAY SIGNAGE

To receive a quotation of £629 from Hampshire County Council for signage for St Paul's Church, Tadley War Memorial and Tadley School.

9. TADLEY GATEWAYS

To receive a quotation of £9118 from Hampshire County Council for the Tadley gateways.

10. PATH ALMSWOOD ROAD TO PRIORS ROAD

To receive quotations.

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 to 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 isthe 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.

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD IN THE TOWN COUNCIL OFFICES AT 7.30PM ON 24 FEBRUARY 2020

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

In Attendance: Clerk, 1 member of the public

1. APOLOGIES

Received and accepted from Cllr Bower.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest or dispensation requests.

3. MINUTES

13/20HP It was

RESOLVED (8/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 27 January 2020.

4. OPEN FORUM 7.31PM – 7.36PM

Carol Stevens from TADS spoke about their request for an information board at the memorial garden on Mulfords Hill.

14/20HP It was

RESOLVED (8/0/0) under SO10 a vi to alter the order of business and bring forward item 6 Information Board.

6. INFORMATION BOARD

A request was received from TADS for an information board at the memorial garden on Mulfords Hill.

15/20HP It was

RESOLVED (8/0/0) to purchase and install an information board with a maximum expenditure of £500.

5. CURRENT PLANNING APPLICATIONS

20/00102/FUL Church Brook House, Church Brook

Mrs C Alexander

Proposal: Erection of garage with office space to side and hobbies/gym room above and the erection of domestic stable blocks and feed store following the demolition of existing garage and domestic stable blocks. Change of use of part of the land to the rear of the site for the keeping of horses.

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

Comment (8/0/0): No objection. A condition of approval should be that the garage cannot be converted into a dwelling.

20/00187/FUL 41 Mortimer Gardens

Mr & Mrs Nash

Proposal: Erection of 1 no. 2 bedroom dwelling and associated parking

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00187/FUL>

Comment (8/0/0): Strongly object. This should be refused. The plans show inclusion of the private road into the curtilage of the proposed dwelling, this is currently communal space. If approval is given, then conditions should be imposed that any damage caused to the road by construction vehicles will have to be repaired and there must be no impact on the adjoining footpath.

20/00291/HSE 37 Whitedown Road

Mr & Mrs Barrett

Proposal: Erection of a two storey side extension, front porch overhang to existing front door and new side door

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00291/HSE>

Comment (8/0/0): No objection but note the porch sits forward of the building line of the other houses in the cul de sac. A condition of approval should be that the extension cannot become a separate dwelling.

20/00295/HSE Kingfisher House, 11B Church Road

Mr & Mrs N Wilks

Proposal: Erection of single storey flat roof rear extension and open sided veranda following demolition of existing conservatory. Removal of side, ground floor window

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00295/HSE>

Comment (8/0/0): In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’.

20/00314/HSE 84 Franklin Avenue

Mr D Holland

Proposal: Erection of garage with office above following demolition of existing half built garage/studio. Erection of two storey rear extension to dwelling

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00314/HSE>

Comment (8/0/0): No objection to the extension. Object to the garage, access and egress to the site from Bond Close is dangerous and this is overdevelopment of the site.

20/00424/HSE 10 Manse Lane

Mr P Smith

Proposal: Erection of a first-floor side extension above garage

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00424/HSE>

Comment (8/0/0): No objection.

The meeting closed at 7.52pm.

Signed:

Dated: 27 July 2020