



Tadley Town Council
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16 August 2019

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

DATE, TIME AND LOCATION **27 August 2019 at 7.30pm in the Town Council Offices**

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

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 29 July 2019, 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.

19/02020/HSE Well Cottage, 13A Broadhalfpenny Lane

Mr R Peatman

Proposal: Erection of a single storey extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02020/HSE>

19/02055/HSE Hollyoak, Silchester Road

Mr P Viccars

Proposal: Erection of a single storey rear extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02055/HSE>

19/02054/ROC Fir Trees, Church Road

Mr & Mrs Davies

Proposal: Variation of condition 1 of 17/00035/ROC for amendments to drawing numbers to allow for timber cladding in place of render

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02054/ROC>

19/02094/HSE 54 Bowmonts Road

Mr B Elliot

Proposal: Erection of single storey side and rear extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02094/HSE>

19/02076/FUL Tadley Police Station

Hampshire County Council

Proposal: Installation of bicycle shelter and infill of garage door with rendered wall

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02076/FUL>

19/02136/HSE 2A Giles Road

Mr D Kelly

Proposal: Erection of first floor extension over existing garage to include roof lights

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02136/HSE>

19/02010/FUL Tennis Courts, Tadley Common Road

Turbary Allotment Charity

Proposal: Installation of 10 lighting columns

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02010/FUL>

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD IN THE TOWN COUNCIL OFFICES AT 7.30PM ON 29 JULY 2019

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

In Attendance: Clerk, 4 members of the public, Borough Cllr Vaux

1. APOLOGIES

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

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interests or dispensation requests.

3. MINUTES

3/20HP It was

RESOLVED (5/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 24 June 2019.

4. OPEN FORUM 7.31 – 7.50PM

19/01637/FUL Land to the West of 41 Main Road

Carol Stevens from Tadley & District Historical Society spoke about their objection to this application. Concerns include: the access lane is in the conservation area, there is an ongoing problem with drainage here which Highways do not have the funding to address, over development of the plot, the size and bulk of the development would be out of character with the existing area. If this application is approved, it could open up the rest of the area for development.

Two members of the public spoke about their objection to this application. They gave a history of the site. Concerns include: the impact the development will have on flooding to properties to the south, bearing in mind the area is clay, the impact of the proposed access road which has no pavement and the location of the proposed soakaway.

Robert Gillespie from Impact Planning spoke about his support for this application. The development will address a current gap in the market for baby boomers now looking to downsize. There has been no objection from Highways and no objection regarding drainage of the site. The application has taken account of the nearby listed building and the adjoining conservation area. The application ensures that the occupants will not be living in isolation and the buildings are future proofed for wheelchair use.

5. CURRENT PLANNING APPLICATIONS

19/01637/FUL Land to the West of 41 Main Road

Chris James Homes

Proposal: Erection of 2 no. 2 bed dwellings and 2 no. 3 bed dwellings for older persons independent living to include associated landscaping and works.

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/01637/FUL>

Comment (4/0/1): Object. Fully support there is a need for affordable housing for people wishing to downsize, however question whether there is a 'local demand' for this type and size of accommodation. Question that anyone would be 'downsizing' to a three-bedroom property. The location of the site would necessitate the use of vehicles by the occupiers. Use of the southbound bus stop nearby would entail crossing the A340 which is a very busy road where traffic is predicted to increase in the future. If this application is approved, it will open up many other nearby sites for development. Overdevelopment of the site and not in keeping with the existing adjacent area. Local doctor's surgeries are already stretched to the limit with a not

uncommon 4 week wait for appointments. Outside the settlement boundary. Concerned about the proposed access track and the impact that will have on adjoining properties, also concerned about the drainage implications on nearby properties. Disappointed regarding the impact this has had on the local wildlife.

(Cllr Charlick abstained)

19/01617/HSE 14 Tadley Hill

Mrs D Phillips

Proposal: Erection of detached double garage with first floor storage. Erection of 2 metre high fence and walls to front and side boundaries

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/01617/HSE>

Comment (5/0/0): A condition of approval should be that the garage cannot be converted in to a separate dwelling in the future

19/01784/HSE 6 Silverdale Road

Mr R Pearce

Proposal: Erection of single storey side extension with new steps and ramp to front door

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/01784/HSE>

Comment (5/0/0): A condition of approval should be that the extension remains part of the main house and cannot be converted in to a separate dwelling in the future

19/01792/HSE 90 Franklin Avenue

Mrs J Barefield-Cox

Proposal: Erection of first floor rear extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/01792/HSE>

Comment (5/0/0): No objection and pleased to see the originally planned flat roof has been replaced by a pitched roof.

19/01960/HSE 1 Bridge Court

Mr A Mole

Proposal: Erection of single storey rear extension

<http://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/01960/HSE>

Comment (5/0/0): No objection

19/01962/HSE The Old Place Coombe Farm Church Lane

Mr & Mrs N Shore

Proposal: Erection of two storey front and side extensions

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/01962/HSE>

Comment (5/0/0): No objection

19/01972/HSE 26 Plantation Road

Architectural Survey Services

Proposal: Erection of single storey rear extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/01972/HSE>

Comment (5/0/0): No objection

6. CONSULTATIONS

19/01445/FUL Land Adjacent To St Ann's Cottage Bishopswood Lane Baughurst

Mr & Mrs Armstrong

Proposal: Erection of 1 no. 4 bed dwelling

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/01445/FUL>

Comment (5/0/0): Concerned whether there is sufficient parking on the site for a 4-bedroom house.

The meeting closed at 8.10pm.

Signed:

Dated: 27 August 2019