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17 January 2020

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

*Nicki Barry*, Clerk

DATE, TIME AND LOCATION **27 January 2020 at 7.30pm in the Town Council Offices**

MEMBERS: Cllrs: Bower, Burdett, Charlick, Lovegrove, Mullan (Chairman), Page, Slimin, Spence 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 25 November 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.

**19/03207/HSE      22A The Green**

Mr L Gibbs

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

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03207/HSE>

**19/03410/FUL      Land Adjacent Shaw Lane And New Road**

Mr Adams

**Proposal:** Erection of 1 no. 4 bed dwelling and associated parking

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03410/FUL>

**19/03435/LDPO 5 Selborne Walk**

Mr Lavender

**Proposal:** Certificate of Lawfulness for the proposed loft conversion with rear dormer window and roof lights to the front

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03435/LDPO>

**19/03427/HSE 7 Giles Road**

Mr Hutchins

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

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03435/LDPO>

**20/00044/HSE 7 Heather Drive**

Mr T Bucknell

**Proposal:** Erection of two storey side extension following demolition of existing single storey side element

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00044/HSE>

**20/00101/HSE 22 Weyhill Close**

Mr & Mrs T Clarke

**Proposal:** Erection of two storey side extension part rear single storey extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=20/00101/HSE>

## **6. CONSULTATIONS**

**19/03291/FUL Land Adjacent To St Ann's Cottage Bishopswood Lane Baughurst**

Mr & Mrs Armstrong

**Proposal:** Erection of 1 no. 3 bed dwelling

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03291/FUL>

**MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD IN THE TOWN COUNCIL OFFICES AT 7.30PM ON 25 NOVEMBER 2019**

**Present:** Cllrs Burdett, Charlick, Lovegrove, Mullan (Chairman), Page, Slimin, Spence (7.45pm) and Tighe

**In Attendance:** Clerk, 7 members of the public, 1 member of the press, Borough Cllr Bound

**1. APOLOGIES**

Received and accepted from Cllrs Bower and Borough Cllr Vaux.

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

Cllr Mullan declared an interest in 19/02937/LDEU and Cllr Lovegrove declared an interest in 19/03062/HSE.

**3. MINUTES**

**8/20HP** It was

**RESOLVED (8/0/0)** to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 28 October 2019.

**4. OPEN FORUM 7.31PM – 7.43PM**

Carol Stevens from Tadley & District Historical Society spoke about their objection to 19/02937/LDEU 3 Church Brook, concerned that this is in a conservation area and is overdevelopment of the site, the impact of increased vehicle movements in a rural location, the 24 parking spaces and the development will change the character of the area. Adjoining land owners to the site have already been approached regarding selling their land to the applicant.

Steve Cottrell from SWC Design & Build gave some background information regarding 19/02937/LDEU 3 Church Brook. The site is outside the settlement boundary, trees on the site are diseased and the number of parking spaces meets the national standards. Basingstoke & Deane Borough Council can no longer demonstrate a 5-year land supply which means the National Planning Policy Framework takes precedent and the Local Adopted Plan has less weight.

A resident raised his concerns regarding ongoing development in Tadley, i.e. Lidl, Reading Warehouse site and the care home at Bishopswood Golf Course and the subsequent impact on infrastructure, traffic increase and congestion.

A resident raised concerns about 19/02937/LDEU 3 Church Brook and the potential loss of the iconic view to the west from New Road and also the creation of an access over a filled ditch.

**5. BUDGET 2020/21**

The budget for 2020/19 was discussed.

**9/20HP** The budget for 2020/21 as attached was

**RECOMMENDED (8/0/0)** to the Finance & General Purposes Committee.

**6. CURRENT PLANNING APPLICATIONS**

Cllr Mullan left the room at 7.47pm returning at 7.51pm.

**19/02937/LDEU      Hideaway, Pinks Lane**

Mr M Pye

**Proposal:** Certificate of Lawfulness for the existing use of a siting of two mobile homes that are independently occupied as separate residential units

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02937/LDEU>

**Comment (7/0/0):** Object – question the legitimacy of the statutory declarations made. Historically the area has been used as a storage area only.

**19/02993/HSE            22 Wigmore Road**

Mr & Mrs A Thomas

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

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02993/HSE>

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

**19/03047/HSE            18 Silverdale Road**

Mr & Mrs L McKendrick

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

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03047/HSE>

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

**19/03036/FUL            Land at Church Brook**

Mr Black

**Proposal:** Erection of 3no. dwellings and associated garages

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03036/FUL>

**Comment (8/0/0):** Strongly object. The site is outside the settlement boundary and in a conservation area. Regret to see any further loss of trees on this site. Tadley 'is' in need of bungalows but not ones' located miles away from facilities such as shops, bus stops and GP surgeries, in addition the design of these bungalows are aimed at the luxury market and not for Tadley residents looking to downsize from 3+ bedroomed properties. The site is accessed by small country lanes well used by pedestrians and horse riders and these lanes are not suitable for the amount of vehicle movements the site would generate. The culvert adjacent to the site has been filled and needs to be piped as the area is liable to poor drainage (reported to planning enforcement at Basingstoke & Deane Borough Council in June 2019 ref. EC/19/00167/UOD3). The development would impact the view to the west of the site seen from New Road. Note previous comments made from Tadley Town Council on 17/02856/FUL were: 'If this application is approved concerned that the rest of the site (area edged blue on the location plan) will also be developed.'

Cllr Lovegrove left the room at 7.58pm returning at 8.00pm.

**19/03062/HSE            7 Newtown**

Mr & Mrs Houghton

**Proposal:** Erection of single storey side/rear extension following demolition of existing garage and erection of first floor rear extension

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03062/HSE>

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

**19/02127/HSE            10 Bishopswood Road**

Mr J Goulds

**Proposal:** Erection of single storey side extension to form garage

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/02127/HSE>

**Comment (8/0/0):** Concerned about the size of the garage and that it sits forward of the existing building line. A condition of approval should be that the garage does not become a separate dwelling in the future.

**19/03142/HSE            43 Burnham Road**

Mr & Mrs Wilson

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

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03142/HSE>

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

**19/03132/ROC            19 Pamber Heath Road**

Bethany Care Trust

**Proposal:** Variation of condition 3 of Planning permission 16/04576/FUL to allow the retention of the mobile home

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03132/ROC>

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

**19/03098/HSE            15 Ramptons Meadow**

Mr & Mrs Crouch

**Proposal:** Erection of side extension following demolition of existing

<https://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=19/03098/HSE>

**Comment (8/0/0):** No objection but note the plans are not very clear.

## **7. AMMENDED PLANNING APPLICATIONS**

**19/01063/COMIND** Land South Of Ravenswing Farm Adjoining Aldermaston Road and Silchester Road

Lidl

**Proposal:** Construction of Class A1 foodstore with associated car parking, access and landscaping

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/01063/COMIND>

**Comment (8/0/0):** No objection but concerned about an increase in the volume of traffic and would prefer to see the access via Silchester Road.

## **8. OAK TREE BIRCH ROAD**

Four quotations to fell were received.

**10/20HP** It was

**RESOLVED (8/0/0)** to accept the quotation of £960 from M&C Landscapes.

The meeting closed at 8.10pm.

Signed: .....

Dated: 23 December 2019

<b>Date: 15/11/19</b>	<b>Tadley Town Council</b>			
	<b>Budget Report</b>			
	<b>2019/20 Year to Date</b>	<b>Budget 2019/20</b>	<b>Forecast 2019/20</b>	<b>Budget 2020/21</b>
	<b>Actual</b>	<b>Budget</b>		
<b>Purchases</b>				
Street Furniture	332	2200		2200
Highway Signs	0	800	800	800
	<b>332</b>	<b>3000</b>	<b>800</b>	<b>3000</b>
<b>Overheads</b>				
Highway Property	2010	1000	1000	1000
	<b>2010</b>	<b>1000</b>	<b>1000</b>	<b>1000</b>