

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 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.