

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD AT TADLEY TOWN COUNCIL AT 7.30PM ON 26 JULY 2021

Present: Cllrs Lovegrove, Mullan (Chairman), Slimin, Spence and Witton

In Attendance: Clerk, 22 members of the public, 1 member of the press, County Cllr Mellor

1. APOLOGIES

Received and accepted from Cllrs Bower, Burdett and Leeks.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

All Cllrs declared an interest in 21/01820/FUL Land at Church Brook Farm Church Brook.

3. MINUTES

1/22HP It was

RESOLVED (5/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 26 April 2021.

4. OPEN FORUM 7.31PM – 7.45PM

3 members of the public spoke about their objection to planning application 21/01668/OUT Land at Deanswood Road. 1 member of the public spoke about their objection to planning application 21/01993/FUL 12 Tadley Hill. 1 member of the public spoke about the difficulty in getting Basingstoke & Deane Borough Council to put Tree Preservation Orders on trees in Tadley, 3 recent applications have been refused.

5. PLANNING APPLICATION COMMENTS MADE 28/4/21 – 28/6/21

Noted. See Appendix.

6. CURRENT PLANNING APPLICATIONS

21/01668/OUT Land at Deanswood Road

Mr & Mrs Penson

Proposal: Outline Planning Application for the residential development of 100% affordable housing up to a maximum of 90 dwellings with associated highways alterations and external works including access (All matters reserved)

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QT3R1UCRHBM00>

Comment (5/0/0): Strongly object for the following reasons:

Tadley Town Council owns the land over which access is required and will not be agreeing to sell this.

The amount of traffic that this development would generate would be totally unacceptable and inappropriate for Deanswood Road. 90 houses each with 2 cars making just one journey in and out of the site is 360 movements per day at the absolute minimum, that does not take in to account the number of delivery and visitor vehicle movements which would more than like double this figure. The noise levels this amount of traffic would create for the residents of Deanswood Road would be unacceptable. The proposal fails to comply with Policy CN9 of the Basingstoke & Deane Borough Council Local Plan 2011-2029 as it would result in an inappropriate level of traffic generation that would compromise highway safety and would cause harm to all users.

Deanswood Road is currently a quiet cul de sac where children can safely play outside in a communal area (Environmental Improvement Scheme carried out by Basingstoke & Deane Borough Council). This development would take this away from them and would have a

detrimental impact on the quality of their lives. This proposal fails to comply with Policy EM10 of the Local Plan as it would adversely affect the amenity of the residents in Deanswood Road. Note this parcel of land is one of the locations for a scarecrow in the annual Scarecrow Trail organised by local volunteers

The development would result in the loss of trees some of which have Tree Preservation Orders on.

The path that runs alongside the golf course and this land is one of the few paths in Tadley where children and adults can walk and cycle in complete safety. To lose this would be a massive loss for our community in terms of our wellbeing, this development would reduce the amenity of this asset due to the high number of vehicle movements each day. Again, this proposal fails to comply with Policy EM10 of the Local Plan as it would adversely affect the amenity of all Tadley residents.

There are other options to access this site, such as via the proposed nursing home site (Planning application 15/03090/FUL), the proposed access for the nursing home could easily be extended to provide access. Alternatively, an access could be gained from Southdown Road.

There are serious concerns about drainage, there is an emerging spring on the development site and sewage drains also cross the area. There is a history of raw sewage flooding in the Sandford Road and Whitedown Road area.

The site is outside the Settlement Policy Boundary (Policy SS1) and is also part of the Strategic Gap between Tadley and Baughurst, (Policy EM2).

The site is within the Zone 1 of the AWE Detailed Emergency Planning Zone. The proposal would be contrary to the requirements of and guidance contained within Paragraphs 95 and 180 of the National Planning Policy Framework (2018) and Policy SS7 of the Basingstoke and Deane Local Plan 2011-2029.

Elements of the current infrastructure of Tadley cannot maintain a development of this size. GPs surgeries and schools are at capacity already. The Hurst College is to cease running adult education courses. There are considerable problems with drainage (foul and storm water) and wastewater for existing properties and poor water pressure in some areas. It should be noted that the holding tank in Rowan Road is not sufficient to alleviate problems in other parts of Tadley and radical improvements are required elsewhere in the town. There are also inadequate recreational facilities in the town as demonstrated in the recreational study published by BDBC in 1996.

Whilst we welcome the provision of affordable housing in Tadley and we agree this may be a suitable site, we urge the applicant to look at and explore alternative accesses to the area.

We note that several of the statutory consultees have raised that there is insufficient information with the application for them to be able to make comment. We question how the application was accepted by Basingstoke & Deane Borough Council with so little supporting information.

21/01807HSE **15 Stratfield Ave**
Mr & Mrs Heath
Proposal: Erection of single storey rear/side extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QTO86MCRHUY00>

Comment (4/0/1): A condition of approval should be that the extension cannot be converted into a separate dwelling at any time in the future. Cllr Lovegrove abstained.

21/01813/FUL **Barclays Bank, Aldermaston Road**
Barclays Bank
Proposal: Removal of Barclay's signage with existing render to be made good on completion. Removal of existing ATM and night safe and installation of new stainless steel plate. Existing Night Safe to be removed, new stainless steel RAL 9010 plate to be installed on completion.

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QTPJGJCRHW100>

Comment (5/0/0): No objection

21/01820/FUL **Land at Church Brook Farm Church Brook**
Church Brook Farm

Proposal: Erection of 2no. dwellings and associated parking and access.

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QTQ063CRHWP00>

Noted.

21/02139/HSE **1 Stanley Close**

Mr A Rodbourne

Proposal: Erection of first floor side/front extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QV98NZCRJHF00>

Comment (5/0/0): No objection

21/01993/HFUL **12 Tadley Hill**

Mr & Mrs Waters

Proposal: Erection of 2 no. dwellings

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUJLD4CRIQV00>

Comment (5/0/0): Object. Very concerned about an increase in vehicle movements using Swedish Houses to access the A340. Note that Swedish Houses is an unadopted road, if the application is approved then a condition of approval should be for a contribution towards the upkeep of the road. This stretch of the A340 is extremely busy in the mornings particularly during school term times. Disappointed that the application is for 2 4 bed-roomed as demand in Tadley is for bungalows and 2 bed-roomed properties. The proposed development is overdevelopment of the site and would be better suited for one property. The application is not in keeping with the existing street scene. Schools and doctors in the area are already at capacity.

21/01985/FUL **2 West Street**

Mr B Black

Proposal: Erection of replacement dwelling and detached garage with new vehicular access

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUHIAKCRI0800>

Comment (5/0/0): Object. Extremely concerned that a water course has been diverted without the correct permissions obtained. Would like to see enforcement action taken to restore the water course to it's natural position. A condition of approval should be that the existing dwelling is demolished prior to any work starting on the site.

21/02149/HSE **18 Sarisbury Close**

Mrs J Barton

Proposal: Erection of single storey side extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QV9JTHCRJI100>

Comment (5/0/0): No objection

21/02084/HSE **91 Franklin Ave**

Mr & Mrs Neville

Proposal: Erection of single storey front extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QV1XMHCROAQ00>

Comment (5/0/0): Object. This would be out of keeping with the existing street scene, no houses are extended to the front of the building line. If this is approved, it will set a precedent.

21/02114/ADV **Tadley Dental Care, Newchurch Road**

Tadley Dental Care

Proposal: Display of 2 no externally illuminated fascia signs

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QV5J4WCRJDR00>

Comment (5/0/0): No objection

21/02181/HSE **17 Rowan Road**

Miss K Griffith

Proposal: Erection of single storey side and rear extension with front porch

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QVGQEKCRJOJ00>

Comment (5/0/0): No objection

21/01785/HSE **51 Main Road**

Mr & Mrs M Nisbet

Proposal: Erection of a single storey rear extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QTLVLLCR0AQ00>

Comment (5/0/0): No objection. Note this is in a conservation area.

21/0642/FUL **Land Adjacent to Barlows Plantation And Whitehouse Farm**

Silchester Road

Associated Training Services Group

Proposal: Retrospective: Use of part of the Sunday Market car parking area for workplace and site training in the use of vehicles, lifting and handling equipment; siting of a scaffold tower and platform for use in training exercises; formation of a fenced enclosure.

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00642/FUL>

Noted.

7. CONSULTATIONS

Consideration was given to the naming of the development at the Reading Warehouse site.

2/22HP It was

RESOLVED (5/0/0) to suggest that the main retirement development be called Yelland Court and the Co-op and the flats above be called Acorn House.

The meeting closed at 8.30pm.

Signed:

Dated: 23 August 2021

APPENDIX

PLANNING APPLICATION COMMENTS MADE 28/4/21 – 23/6/21

21/01093/HSE **3 Turbary Gardens**

Mrs D Chapman

Proposal: Erection of single storey rear extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQHJ1TCRMHV00>

Comment (7/0/0): No objection

21/01186/HSE **9 Pinehurst**

Mr S Cooke

Proposal: Erection of a replacement conservatory

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQVNQXCR0AQ00>

Comment (7/0/0): No objection but make the comment: In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’.

21/01272/FUL **Koala Select and Save, 28 Herriard Way**

Mr Mendes

Proposal: Erection of single storey front and side extensions

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRAUU2CR0AQ00>

Comment (7/0/0): No objection

Cllrs Burdett and Spence declared an interest in this item and did not vote. Cllr Lovegrove did not object.

21/01046/FUL **Allotments, Rowan Road**

Green Health Tadley

Proposal: Open-sided 'gazebo' structure providing shelter for outdoor kitchen and eating area

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQDUD2CRMD300>

Comment (4/1/0): Object. This has the potential to become a hotspot for ASB in the evenings. It could also set a precedent for the erection of many different types of structures on the allotment site. Any outdoor kitchen and eating area run by an organisation would also be subject to strict H&S requirements.

21/01276/FUL **Beech Farm Shaw Lane**

Mr G Adams

Proposal: Erection of 2 no. agricultural buildings

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRAW95CR0AQ00>

Comment (7/0/0): No objection

21/01496/HSE **5 Otterbourne Crescent**

Mr Mendes

Proposal: Erection of part single part two storey rear extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSBNNJCR0AP00>

Comment (7/0/0): No objection

21/01504/HSE 36 Ambrose Road

Miss O Swaisland

Proposal: Raising ground levels for parking to the front of dwelling

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSDEHFCRGLD00>

Comment (7/0/0): Object. This is an eyesore and is completely out of keeping with the existing street scene. It is unclear as to what purpose this serves. We would like to see this removed.

21/01489/HSE 23 Swains Road

Ms M Bowers

Proposal: Erection of a front porch

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSBKPWCR0AQ00>

Comment (7/0/0): No objection

21/01420/FUL 1 Brick Kiln Industrial Estate, Silchester Road

Harrison Dental

Proposal: Change of Use of building from Offices/Vehicle rental services to NHS D1 Dental Practice

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRZLN5CRG7P00>

Comment (7/0/0): No objection and very much welcome a NHS dentist in Tadley.

21/01598/HSE 24 Millers Road

Mr & Mrs Banks

Proposal: Erection of a single storey rear extension and first floor side extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSQP2LCRGYR00>

Comment (7/0/0): No objection

21/02006/GPDE 37 Rowan Road

Mrs D Baker

Proposal: Erection of a single storey rear extension and garage conversion (permitted development notification)

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUOYXOCR0AQ00>

Comment (7/0/0): No objection

21/01629/HSE 45 Huntsmoor Road

Miss C Levy

Proposal: Erection of single storey rear extension following removal of existing conservatory

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSXSVPCRH5D00>

Comment (7/0/0): No objection but make the comment: In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’.

21/01671/HSE **25 Glendale Road**

Mr Beckett

Proposal: Erection of single storey rear and first floor extensions

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QT3TUPCRHC100>

Comment (7/0/0): No objection

20/01676/FUL **Coombe House Farm Church Lane**

Mr Shore

Proposal: Erection of 1no. dwelling with associated parking, garage, access (amended scheme to that approved under 20/01546/FUL)

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QT4WTCCRHC00>

Comment (7/0/0): 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.

CONSULTATIONS

21/01168/HSE **26 Pamber Heath Road**

Mr & Mrs Hillman

Proposal: Erection of single storey rear extension, existing dormer amendment and new front bay window

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQSPNHCRMTD00>

Noted.

21/01372/FUL **Land South West Of The White House Bishopswood Lane**

Mr Williams And Mrs Page

Proposal: Erection of a new dwelling

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRTKA5CRG0F00>

Noted.

21/01371/FUL **Land South West Of The White House Bishopswood Lane**

Mr Williams And Mrs Page

Proposal: Erection of dwelling following demolition of existing B2 Industrial Unit with alterations to the existing access

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QRTKA1CRG0D00>

Noted.

