

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD AT TADLEY TOWN COUNCIL AT 7.30PM ON 27 SEPTEMBER 2021

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

In Attendance: Clerk, Cllrs Meiszner and Morrow and 1 member of the public

1. APOLOGIES

Received and accepted from Cllrs Leeks, Witton and Borough Cllr Poland.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest or dispensation requests.

3. MINUTES

4/22HP It was

RESOLVED (5/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 23 August 2021.

4. OPEN FORUM

There was no requirement for an open forum.

5. CURRENT PLANNING APPLICATIONS

21/02513/HSE **20 Honeybottom Road**

Mr & Mrs L Challis

Proposal: Erection of single storey side/rear extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QX02SRCR0AP002>

Comment (5/0/0): No objection.

21/02499/HSE **14 Abbotswood Close**

Mr & Mrs P Ross

Proposal: Erection of two storey side/rear extension and minor fenestration to ground floor side window. Replace roof covering, remove hanging tiles and replace with weather board and render ground floor elevations

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QWYI8BCR0AQ00>

Comment (5/0/0): No objection.

21/02524/HSE **6 Maple Grove**

Mr & Mrs D Ward

Proposal: Erection of single storey rear extension to include alterations to previous single storey rear extensions

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QX0SAFCRLGS00>

Comment (5/0/0): No objection.

21/02734/PIP **94 New Road**

Mr A Chapman

Proposal: Permission in principle for the demolition of outbuildings and the development of a single dwelling

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QY4SV0CR0AQ00>

Comment (5/0/0): Strongly object. The site is outside the Settlement Policy Boundary (Policy SS1) and is also part of the Strategic Gap between Tadley and Baughurst, (Policy EM2). It is also in a conservation area. 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.

The development could result in the loss of trees and hedgerows and the loss of 10 outbuildings could be detrimental to wildlife who may have made these their habitat. It is not clear from the location plan which outbuildings are to be demolished. The site is not in easy walking distance of facilities and note there are no pavements in this area. Despite the road here being a narrow lane it is very well used as a cut through to avoid the A340. If this application is approved, it will set a precedent for further development on the site and also for development of land nearby.

The above previously agreed by email as Basingstoke & Deane Borough Council were unable to grant an extension until 27 September 2021 for comment.

21/01626/HSE 6 Hicks Close

Mr K Smith

Proposal: Erection of single storey side extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSWSQCRH4K00>

Comment (5/0/0): 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’.

21/02651/HSE 20 Warblington Close

Mr and Mrs Wishart

Proposal: Erection of rear extension to replace conservatory

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QXQ9Z6CRM3Q00>

Comment (5/0/0): No objection

21/02680/RET 20 Adam Close

Mr W Callanan

Proposal: Erection of 1.25m high fence to replace hedge

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QXXRTZCRMAT00>

Comment (5/0/0): No objection

21/02514/OUT 24 Honeybottom Road

Mr B Clephane

Proposal: Outline application with all matters reserved for the erection of 2 no. dwellings with new access to Turbary Gardens

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QX0318CR0AP00>

Comment (5/0/0): Strongly object. 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.

The development would result in the loss of trees (which have a Tree Preservation Order on BDB/0314) and hedgerows and could be detrimental to the habitats of wildlife on the site.

Loss of parking in Turbary Gardens is an issue, the area is already struggling with the demand for parking, resulting in permanent parking on the pavements.

Serious concerns regarding the piping of an existing ditch. There are already considerable problems with drainage (foul and storm water) and wastewater in Tadley. Significant investment is needed to improve drainage, which is only going to get worse over time.

If this application is approved it will set a precedent and could result in further development of gardens in Honeybottom Road and Mulford's Hill, that would use Turbary Gardens as an access road. This would completely change the character of Turbary Gardens.

21/02737/HSE 11 Main Road

Mr M Willcocks

Proposal: Erection of two storey side and single storey front extensions and installation of rooflights to front and side elevations

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QY4YBTCRMJH00>

Comment (5/0/0): No objection

6. LOCAL PLAN UPDATE

5/22HP It was

RESOLVED (5/0/0) to respond:

There should be careful consideration given to further housing development in Tadley as it would need significant improvements to the facilities and infrastructure. Despite being (according to Basingstoke & Deane Borough Council) a 'category 2. Large Local Service Centre' the town does not have enough facilities to offer and meet the needs of its existing residents let alone any increase.

All of the promoted sites are within the Zone 1 of the AWE Detailed Emergency Planning Zone. Any development in this zone 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.

Several of the sites are outside the Settlement Policy Boundary (Policy SS1) and are in the Strategic Gap between Tadley and Baughurst, (Policy EM2).

Elements of the current infrastructure of Tadley that demonstrate that any further development cannot be maintained:

- GPs surgeries, dentists and schools are at capacity already.
- There are already 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. In heavy rain we have raw sewage flooding in the Sandford Road and Whitedown Road areas and also in Elmhurst, we have large areas of standing water in Wigmore Road, Bishopswood Road and Newchurch Road. Significant investment is needed to improve drainage in these areas which is only going to get worse over time.
- There are inadequate recreational facilities in the town as demonstrated in the recreational study published by BDBC in 1996, i.e. there are no football or rugby pitches in Tadley
- The town has no banks and has only one large supermarket. Shopping options are woefully scarce, unless you want a haircut or have died.

- There is no bus service to Reading and Newbury and there are no links to rail stations at Bramley, Mortimer and Aldermaston.
- The Hurst School is to cease running adult education courses and has reduced the availability of the sports facilities to adults.
- Mobile phone signal can be patchy to non-existent throughout Tadley
- Broadband speeds are poor at peak times
- Lack of electric vehicle charging points (there are just 2)
- No cycle lanes
- The A340 is already an extremely busy road used as a main route to AWE and by Neal Brothers who ship unusually large and wide loads which has a disruptive and damaging effect on the road. There were plans to widen the A340 in Tadley but as expansion of the town was halted these plans were shelved. The A340 is in urgent need of upgrading now.
- Lack of APNR on the A340 and no CCTV in public places
- There are only two restaurants (both Indian) and one pub that you can eat in
- Severe lack of residential car parking (Tadley has higher than average car ownership)
- Little to no cemetery provision in adjoining parishes meaning we are increasingly relied on for provision

It is worth noting that the infrastructure and facilities in Tadley are not only used by Tadley residents but those of our hinterland: Baughurst, Pamber, Silchester, Aldermaston and Mortimer. There is already an expectation from adjoining parishes that can't be met. In addition, we have demand from the transitory workforce at AWE, which puts additional pressure on the doctors, dentists and other services. Of concern to us is that this transitory population lies under the radar and is therefore not recorded or accounted for in any way.

There are many constraints on potential sites in the area. Tadley is bounded to the North by AWE, the East by a SSSI (Tadley Common), the west by Baughurst and two conservation areas in the south and once the few brownfield sites currently available are built on there is little scope for further larger scale development in the area.

Recently some infill sites have come up and we would be happy to see these used for social housing which would have to include grey water harvesting, renewable or low carbon energy systems, green roofs, cycle parking, electric vehicle charging and waste recycling. We emphasise there is a need for one and two bedroomed units and for bungalows for the elderly and those with reduced mobility. There may be more of these opportunity sites in the future but if the only possibility for development is on greenfield sites this will have a detrimental effect on our residents who use the rural areas surrounding the town for informal recreation such as walking and cycling.

Without substantial investment and improvements to our current infrastructure, any more development would lead to a severe reduction in the quality of life and the well-being of our residents.

7. WHITEDOWN ROAD SPUR 17 – 47

A request from a resident for the installation of bollards at the end of the cul de sac to prevent vehicles driving over the area was received. The residents at 25 – 43 had been consulted, six responses had been received, two for and four against.

6/22HP It was
RESOLVED (5/0/0) to not install bollards at the end of the cul de sac.

The meeting closed at 7.55pm.

Signed:

Dated: 25 October 2021