

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD VIA ZOOM AT 7.30PM ON 27 MARCH 2023

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

In Attendance: Clerk, one member of the public

1. APOLOGIES

Received and accepted from Cllr Leeks.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

Cllr Burdett declared an interest in 23/00434/FUL 16 – 18 Franklin Ave.

3. MINUTES

14/23HP It was

RESOLVED (6/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 27 February 2023.

4. OPEN FORUM 7.32 – 7.40PM

A resident spoke about 23/00691/FUL - Heath End House, West Street.

STANDING ORDER 10 a vi

15/23HP It was

RESOLVED (6/0/0) to alter the order of business and bring planning application 23/00691/FUL - Heath End House, West Street forward for discussion.

5. CURRENT PLANNING APPLICATIONS

23/00691/FUL Heath End House, West Street

Mrs B Payne

Proposal: Proposed part change of use of Class E Offices to Residential Class C3 (2 no. Flats), with associated provision for car and cycle parking, amenity space and landscaping

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RRNXBECRHF500>

Comment (6/0/0): The site is within Zone 1 of the AWE Detailed Emergency Planning Zone. Disappointed to see there is no provision for grey water harvesting, renewable or low carbon energy systems, green roofs, EV charging or waste recycling. No further development should take place in Tadley until the current issues with storm water drainage are addressed. Concerned about the lack of outside garden space, the proposed amenity area is tiny and adjacent to the junction of Bowmonts Road and West Street. Page 4 of the Planning Statement refers that the 'residents are likely to be out during the day', it is worth noting that they may in fact work at home.

23/00533/HSE 6 Hicks Close

Mr K Smith

Proposal: Construction of single storey side extension with one skylight

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RQU53WCRGQV00>

Comment (6/0/0): No objection.

23/00469/HSE 50 Millers Road

Mrs A Colyer

Proposal: Conversion of loft to include construction of rear dormer

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RQHN50CRGIK00>

Comment (6/0/0): In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’. A condition of approval should be made that the property cannot be converted to an HMO. We would like to see the article 4 direction extended to cover Tadley, i.e. any conversions to HMOs are subject to planning permission being granted, this is particularly important bearing in mind the property is located within Zone 1 of the AWE Detailed Emergency Planning Zone. Disappointed to see the loss of a bungalow.

23/00568/HSE & 569/LBC St Johns, Bishopswood Lane

Mrs C Normand

Proposal: Alteration and replacement of windows and garage doors

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RR38XLCRGWI00>

Comment (6/0/0): No objection

Cllr Burdett left the meeting and returned at 8.08pm.

23/00434/FUL 16 – 18 Franklin Ave

Mr Johnston

Proposal: Construction of 8 affordable homes (shared ownership) with associated parking and access

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RQDS8TCRGDF00> \

Comment (5/0/0): Welcome the provision of affordable homes and would like to see Tadley residents given priority for these. The latest figures for housing need in Tadley show that 1- and 2-bedroom properties are the most in demand, therefore we would like to see the application amended to reflect the needs of our community. The site is within Zone 1 of the AWE Detailed Emergency Planning Zone. Disappointed to see there is no provision for grey water harvesting, renewable or low carbon energy systems, green roofs, EV charging or waste recycling. No further development should take place in Tadley until the current issues with storm water drainage are addressed. Concerned that the 3 storey buildings will overlook the adjacent 2 storey buildings (16 and 18 Franklin Ave). This development will therefore be out of keeping within the existing street scene and will be overdevelopment of the site. The Emergency Action Plan Introduction refers to 4 dwellings (previous application) and should be updated and the section on Alternative Accommodation refers to the Crown Plaza Hotel at Black Dam, this is no longer available for hotel accommodation and the Stag and Hounds, Winchester Road is listed twice. The Design and Access Statement 2.10 needs to be updated as Lidl is now built, 2.11 needs to be amended as the nearby bus stops only provide a link to Basingstoke Railway Station and not ‘nearby railway stations’ as stated. 4.2 states ‘at this stage it is envisaged that the dwellings would be shared ownership’, this is a vague statement and we would like to see a condition of approval applied to ensure that the homes are permanently kept as shared ownership properties under the control of a Registered Social Landlord. This is extremely important given the location of the site within the DEPZ and because the landlord needs to oversee the implementation of the Emergency Action Plan should there be an incident at AWE. There is no mention of who the Registered Social Landlord is, this needs to form an integral part of the application for any decision to be made. There is no information on how foul sewage will be disposed of. Pleased to note the Construction Statement states that site operatives will be forbidden from parking in Franklin Avenue and the wider setting, we would like to see this as another condition of approval.

23/00689/FUL Land At 17 Church Road

Mr and Mrs Scardifield

Proposal: The erection of a new dwelling (Alternative scheme to that approved under 20/00162/FUL)

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RRNULICRHEY00>

Comment (6/0/0): Object, this is in a conservation area, Church Road is a narrow lane and is well used by residents for leisure and for visiting the church and cemetery, any additional development in this area should be discouraged. Church Road is one of the oldest roads in Tadley and should be preserved as a rural lane. If this development were to go ahead it could set a precedent for further development of Church Road. Disappointed to see there is no provision for grey water harvesting, renewable or low carbon energy systems, green roofs, EV charging or waste recycling. No further development should take place in Tadley until the current issues with storm water drainage are addressed.

6. CONSULTATION

23/00571/FUL Papine, Baughurst Road, Baughurst

Mr Mark Prince-Thompson

Proposal: a new-build two storey single dwelling with integral garage within part of the garden of the existing property, 'Papine.'

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RR3927CRGWR00>

Comment (6/0/0): This plot is in-between two bungalows so will be out of keeping with the existing street scene. It is a very small plot and is therefore overdevelopment of the site.

The meeting closed at 8.15pm.

Signed:

Dated: 24 April 2023