

## **MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD VIA ZOOM AT 7.30PM ON 24 APRIL 2023**

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

**In Attendance:** Clerk, Lucy Anderson, Andrew Morris, Matthew Roberts (7.44pm) and Tom Smailes from Bewley Homes.

### **1. APOLOGIES**

Received and accepted from Cllr Leeks.

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

Cllr Lovegrove declared an interest in 23/00859/FUL and Cllr Slimin declared an interest in 23/00786/OOBC.

### **3. MINUTES**

**16/23HP** 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 March 2023.

### **4. OPEN FORUM 7.32 – 8.02PM**

Representatives from Bewley Homes presented some information on the potential development of land at Skates Lane. The site is included in Basingstoke & Deane Borough Council's Strategic Housing and Economic Land Availability Assessment, ref. TAD016. Several questions were raised and answers were given.

### **5. CURRENT PLANNING APPLICATIONS**

**23/00709/LDPO            4 Barlows Road**

G Blake

**Proposal:** Certificate of lawfulness for the proposed demolition of existing conservatory, erection of single storey rear extension, loft conversion, internal alterations and all associated works

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?keyVal=RRTBRKCRHHD00&activeTab=summary>

**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'. Disappointed to see the loss of a bungalow.

**23/00762/HSE            33 Bishopswood Road**

Mr & Mrs White

**Proposal:** Rear single storey extension to replace conservatory and front porch extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RS0KZRCRHOR00>

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

**23/00848/FUL            Loxwood 7A Manse Lane**

The Champion Group

**Proposal:** The erection of a single dwellinghouse and alterations to access

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RSE8M7CRI0000>

**Comment (6/0/0):** Object. 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. An increase in the number of vehicles exiting from the development into the single track Manse Lane would add to what is already a hazardous situation for pedestrians, cyclists and children from the local school. The proposed development would result in additional vehicles entering or leaving Main Road thereby interfering with the safety and free flow of traffic on this busy Class A traffic route.

The proposed additional house is clearly over development of the site and will result in the loss of the amenity space referred to in the original application 17/01619/FUL Land at 3 5 and 7 Manse Lane.

We draw your attention to the guidance notes in the Tadley Design Statement and the BDBC Conservation Area Appraisal:

Tadley Design Statement, page 20, bullet point 9:

“Any new development ..... should be strongly opposed if it places an unacceptable burden on the existing road infrastructure which would add to road congestion and parking difficulties.”

BDBC Tadley Conservation Area Appraisal, page 1, para 2:

“Having designated the Conservation Area, ..... character or appearance should be preserved or enhanced, especially when considering planning applications.”

BDBC Tadley Conservation Area Appraisal, page 1, para 3:

“It is therefore necessary to define and analyse those qualities and elements that contribute to, or detract from, the special interest of the ..... Conservation Area. Such factors can include its historic development, the contribution of individual or groups of buildings to the streetscene, the spaces that surround them and the relationship of the built environment with the landscape.”

BDBC Tadley Conservation Area Appraisal, page 8, para 3:

“Of particular note,.....the private but open, garden space in front of nos. 5-7 Manse Lane.....strongly evocative of the historic development of the settlement onto the areas of common land.”

**23/00876/HSE                      72 Bishopswood Road**

Mr and Mrs Parkinson

**Proposal:** Erection of single storey rear extension and front porch

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RSLC48CRI2V00>

**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’.

Cllr Lovegrove did not vote on this item.

**23/00859/FUL                      The Link, Newchurch Road**

Tadley & District Community Association

**Proposal:** Erection of a detached log cabin

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RSJN4UCR0AP00>

**Comment (5/0/1):** Welcome the creation of additional storage space for the Food Pantry at The Link.

**23/00386/FUL                      Garage, 8 Hartshill Road**

Mr S Clarke

**Proposal:** Increase height of garage

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RQ4287CRG6E00>

**Comment (6/0/0):** This is out of keeping with the existing street scene. In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’. Concerned about where the water drainage from the roof will go. The drawings submitted do not clearly show the impact of increasing the height of the garage.

**23/00878/HSE                      69 Elmhurst**

Mr Leslie Dann

**Proposal:** Installation of white exterior cladding

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RSMT63CR0AQ00>

**Comment (6/0/0):** No objection however a different choice of colour, i.e. brown, for the cladding would fit in better with the existing street scene.

**23/00702/HSE                      Wellspring Lodge 16 Silchester Road**

Miss C Clulow

**Proposal:** Extension and first floor extension of existing outbuilding to form additional storage/media space (subsequent to 21/03225/HSE allowed at appeal and approval of 22/01615/ROC)

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RRT68FCRHGF00>

**Comment (6/0/0):** Object. This is out of keeping with the existing street scene and also constitutes over development of the site. If this application is approved, it will set a precedent for more two storey outbuildings. If Basingstoke & Deane Borough Council are minded to approve this application, a condition of approval should be that the outbuilding can't become a separate dwelling in the future. We suggest a site visit is carried out.

**23/00705/ROC                      2 West Street**

Mr B Black

**Proposal:** Variation of condition 1 of 21/01985/FUL to amend drawing numbers to allow for addition of velux windows to the garage

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RRT6AMCRHGP00>

**Comment (6/0/0):** A condition of approval should be that the garage cannot become a separate dwelling at any time in the future.

**23/00981/HSE                      7 Hartshill Road**

Mr & Mrs Fairhead

**Proposal:** Side extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RT9KADCRIH900>

**Comment (6/0/0):** Overdevelopment of the site and does not fit in with the existing street scene. Note this property has already been extended.

**23/00995/HSE                      68 Whitedown Road**

Mrs G Littlechild

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

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RTBC6KCRIIM00>

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

**23/01006/HSE            Sunnyside, West Street**

Mr S Beckett

**Proposal:** Remove existing rear conservatory and replace with single storey rear extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RTCUE0CR0AQ00>

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

## **6.        CONSULTATIONS**

**23/00786/OOBC        Sports Pavilion, Barlows Park, Silchester Road**

Tadley Calleva Football Club

**Proposal:** Proposed Food Preparation and Laundry area Application Number

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RS6DEDCR0AQ00>

**Noted.**

The meeting closed at 8.27pm.

Signed: .....

Dated: 22 May 2023