

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD VIA ZOOM AT 7.30PM ON 25 MAY 2023

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

In Attendance: Clerk, Philip Williams (Gillings Planning), 3 members of the public

1. APOLOGIES

Received and accepted from Cllrs Lovegrove and Spence.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest and dispensation requests.

3. MINUTES

1/24HP It was

RESOLVED (4/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 24 April 2023.

4. OPEN FORUM 7.32 – 7.35PM

The clerk and the chairman gave an update from the meeting held on 22 May.

STANDING ORDER 10 a vi

2/24HP It was

RESOLVED (4/0/0) to alter the order of business.

5. CURRENT PLANNING APPLICATIONS

23/01170/FUL 8A And 10 Mulfords Hill

Boutique Propco (Tadley) Ltd

Proposal: Construction of a care home (within Class C2), parking, access, hard and soft landscaping and other associated works

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RU6ZAGCRJ8O00>

Comment (4/0/0): Object

- The site is within Zone 1 of the AWE Detailed Emergency Planning Zone.
- Foul and Surface Water Drainage Strategy - Object to the proposal for surface water to be discharged to the water course at the rear of the site. This water course is on land owned by the Turbary Charity and is adjacent to a SSSI site. The properties further to the south of the site already experience flooding in their gardens during heavy rainfall. Concerned about the additional pressure this will put on an already overloaded sewage system that overflows adjacent to Bishopswood Schools in periods of heavy rainfall. It is also worth noting here that the water pressure in some areas of Tadley can be low. Pleased that rainwater harvesting will be used for gardening.
- Residents in Gorselands have raised concerns about the height and size of the building and the potential noise from the car park so would like assurances that the current tree boundary is retained and perhaps further enhanced. Alternatively, the staff car park could be moved to a different location within the site. Any windows overlooking private gardens should have obscure glass.
- The proposed design is imposing and out of keeping with the existing street scene.
- AWE Emergency Action Plan - Pleased that the building has solar panels on the roof along with battery storage. We note that the proposed roof plan does not show the location of the solar panels.

- Travel plan - Pleased that cycle storage and EV charge points are included, question how many of the workforce will live within cycling distance of the site.
- Local GPs and dentists are already overstretched and are full to capacity.
- We would like information on the proposed provision for contractors parking during the construction period and also confirmation that large deliveries to the site will be made at times to cause minimal disruption to the A340, i.e. not between 07.00 and 09.30 and 15.00 and 17.30.
- We would like confirmation that if the application is to be approved that the developer has the funding to proceed now with the build and that the application won't be banked for an alternative use later (cross reference - 15/03090/FUL Care Home at Bishopswood Golf Course).
- No further development should take place in Tadley until the current issues with storm water drainage are addressed.
- If this application is approved a condition of approval should be that the home is for those currently residing in the Basingstoke & Deane Borough Council area.
- Tadley already had 13 care homes which seems disproportionate to the size of the town, concerned about the additional pressure this places on services.
- Concerned about the location of the site access in relation to the junction with Millers Road
- Note that the Biodiversity Report does not demonstrate a 10% increase in biodiversity.
- Our comments are made with the information currently on the Basingstoke & Deane Borough Council website today.
- Request a site viewing takes place.

Cllr Mullan declared an interest in the following item and did not vote.

23/01041/HSE 1 Pleasant Hill

Mr W Black

Proposal: Erection of a single storey side extension following demolition of garage and shed

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RTGTVNCR0AQ00>

Comment (3/0/0): No objection

23/01095/FUL Land east of The Kings Peace, Church Lane

Mr S Evans

Proposal: Erection of a dwelling

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RTS8JECRIW900>

Comment (4/0/0): Object. The site is located outside of the Settlement Policy Boundary. Church Lane 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 Lane 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 Lane.

Paragraph 5.4 of the Planning Statement states that the site is not isolated, the site is very isolated, it is over 2 miles from the centre of Tadley and has no public transport links.

Paragraph 5.11 of the Planning Statement states that 'the development will provide local economic benefits in both the demolition and construction phase. Occupiers of the property will make a contribution to local services in the surrounding villages and help support these facilities in accordance with NPPF paragraph 78'. This is an assumptive statement and is not based on fact.

Paragraph 5.12 of the Planning Statement states that the development will help to meet housing needs, latest figures from Basingstoke & Deane Borough Council show that the overwhelming need for housing in Tadley is for 1- and 2-bedroom properties.

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.

23/01141/HSE 24 Rowan Road

Mr C Monger

Proposal: Erection of a single storey rear and side extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RU2NKICRJ3G00>

Comment (4/0/0): In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’.

23/01252/FUL Coombehouse Farm, Church Lane, Baughurst

Miss C Shore

Proposal: Erection of a two storey side/rear extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RUR44PCRJLQ00>

Comment (4/0/0): No objection

23/01330/HSE 26 Otterbourne Crescent

Mr D Browett

Proposal: Demolition of existing conservatory and erection of a single storey rear extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RV633ACRJYQ00>

Comment (4/0/0): No objection

The meeting closed at 7.56pm.

Signed:

Dated: 26 June 2023