

**MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD VIA ZOOM AT 7.30PM ON 28 OCTOBER 2024**

**Present:** Cllrs Burdett, Lovegrove, Mullan (Chairman), Neilson, Rowden, Slimin, Spence and Waterfield

**In Attendance:** Clerk

**1. APOLOGIES**

Received and accepted from Cllr Witton

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

Cllr Waterfield declared an interest in 24/01917/RET 55 Sheridan Crescent

**3. MINUTES**

**6/25HP** It was

**RESOLVED (8/0/0)** to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 23 September 2024.

**4. OPEN FORUM**

There was no requirement for an open forum.

**5. CURRENT PLANNING APPLICATIONS**

**24/02158/HSE 12 Brook Green**

Mr and Mrs Monger

**Proposal:** The erection of a first floor extension over existing garage, part single and part two storey rear extensions and a new bay window on the front elevation.

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SK3OUBCRLJ600>

**Comment (8/0/0):** In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’.

**24/02244/FUL 20 Plantation Road**

Mr D Patel

**Proposal:** Change of use from 6-person HMO (Use Class C4) to a larger HMO (Sui-Generis)

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SKNZGKCRLO00>

**Comment (7/0/1):** Object

- The site is within Zone 1 of the AWE Detailed Emergency Planning Zone.
- Overdevelopment of the site
- Local GPs and dentists are already overstretched and are full to capacity.
- No further development should take place in Tadley until the current issues with storm water drainage are addressed.
- Disappointed to see there is no provision for grey water harvesting, renewable or low carbon energy systems, green roofs, EV charging or waste recycling.
- Inadequate parking provision on the site, there could potentially be 12 vehicles associated with the property. If this application is to be approved a condition of approval should be applied that no vehicles associated with 20 Plantation Road can be parked on the land opposite owned by Tadley Town Council.

- Planning Statement Point 10 Proliferation of HMOs states there are only 6 registered HMOs currently in Tadley, however it should be noted there are unregistered HMOs in Tadley i.e. 45 and 47 Huntsmoor Road, 118 Bishopswood Road and The Broomsquire Arms. Note these are the ones we know of.
- In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’.
- The existing ground floor plan is missing from the Basingstoke & Deane Borough Council website

**24/02302/HSE            Woodwinds, Winston Ave**

Mr and Mrs Lovelock

**Proposal:** The erection of a single storey rear and side extensions and new roof over front porch following demolition of existing garage and rear extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SL0Y4JCRM3900>

**Comment (8/0/0):** Conditions of approval should be applied that the annexe cannot be used as a separate dwelling in the future and that it cannot be used for any commercial gain. In line with Tadley Town Council Policy 4.5.3 Elevations & Materials – ‘Flat roofs are to be avoided unless absolutely necessary’.

**24/02294/HSE            11 Burnham Road**

Mrs D Brazil

**Proposal:** Erection of two storey side extension

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SKZPEKCR0AP00>

**Comment (8/0/0):** No objection.

Cllr Waterfield took no part in the discussion of the following item.

**24/01917/RET            55 Sheridan Crescent**

Mr R Walford

**Proposal:** Retrospective change of use from Bed & Breakfast Use C1 to residential Use C3

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SIICYACRKG100>

**Comment (7/0/0):** No objection.

**6.            WEST BERKSHIRE PLANNING APPLICATION**

**24/01896/FULMAJ**    Aldermaston Recycling Refuse Tip, Paices Hill, Aldermaston Aldermaston Recycling

**Proposal:** Development of a new sustainable recycling centre and ancillary buildings including an office, staff welfare room and associated infrastructure

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SJQW0CRD0PL00>

**Comment (8/0/0):** Strongly object.

- The site is within Zone 1 of the AWE Detailed Emergency Planning Zone.
- We support the comments submitted by Aldermaston Parish Council
- Overdevelopment of the site
- To increase processing of 25000 tonnes of waste to 175000 tonnes a year will result in an 90% increase in HGV traffic movements and an 114% increase in LGV traffic movements. Traffic congestion is already a huge issue in Tadley

due to higher the average car ownership and with AWE employing over 6000 staff along with the major construction works taking place on the site. At peak times it can take almost 30 minutes to travel from the north of Tadley to the south. In addition to this, the increase in air pollution from the site and the increased number of vehicles travelling through Tadley will be detrimental to our residents.

- Concerned about the increase in noise emissions from the site.
- It is of great concern that Natural England have raised that the development has the potential to cause significant effects on the Pamber Forest and Silchester Common SSSI sites which includes Tadley Common.

The meeting closed at 8.03pm.

Signed: .....

Dated: 25 November 2024