

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD VIA ZOOM AT 7.30PM ON 27 JANUARY 2025

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

In Attendance: Clerk

1. APOLOGIES

There were none.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest and dispensation requests.

3. MINUTES

9/25HP It was

RESOLVED (9/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 16 December 2024.

4. OPEN FORUM

There was no requirement for an open forum.

5. CURRENT PLANNING APPLICATIONS

24/02448/RET **1 The Green**

Mr H Hunjan

Proposal: Retrospective change of Class use to Sui Generis for a 10 bed HMO

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SLWFGPCRMPJ00>

Comment (9/0/0): Object.

- We don't like to see retrospective planning applications.
- We repeat our request that an Article 4 Direction for HMOs be extended to include Tadley.
- The application form says there are to be 8 car parking spaces whereas the block plan says 9. The area depicted to have the 9 parking spaces on the site plan is inaccurate and does not reflect the actual scale of the site. The garage would not accommodate 2 regular size cars and there is not enough room for 4 parking spaces to the west of the entrance.
- The site plan shows hedging which is in fact a brick wall.
- We ask that a site visit is carried out to see the reality of the site.
- Existing tenants currently park on the road adjacent to the site which causes congestion during school run times and traffic to back up on the A340. There is a lack of public parking on this side of The Green. With up to 20 people living in the property along with only 9 parking spaces on the site, there is going to be overspill parking.
- We note that hedging between the site and the play area adjacent has been removed and question if this was appropriate for a 10 bed HMO site. The hedging acted as screening, previous residents have complained of the noise from the play area.
- We question whether there are sufficient bathrooms for potentially up to 20 people living in the property.
- We echo the request for the provision of a full waste strategy raised by Basingstoke and Deane Borough Council Joint Waste Team.
- 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.

The meeting closed at 7.50pm.

Signed:

Dated: 24 February 2025