

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD VIA ZOOM AT 7.30PM ON 26 JANUARY 2026

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

In Attendance: Clerk

1. APOLOGIES

Received and accepted from Cllrs Mullan and Spence.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest and dispensation requests.

3. MINUTES

10/26HP It was

RESOLVED (6/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 22 December 2025.

4. OPEN FORUM 7.31 – 7.35PM

Cllr Neilson raised a question regarding planning enforcement on 52 Huntsmoor Road. The clerk answered this.

5. CURRENT PLANNING APPLICATIONS

25/02926/FUL Land East of the Kings Peace Church Lane

Mr M Jefferies

Proposal: Erection of 1no. dwelling and associated works

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T7DHZSCRM1M00>

Comments (6/0/0): 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.

The site is very isolated, it is over 2 miles from the centre of Tadley and has no public transport links. It is more than 500 meters from a bus stop.

Paragraph 2.56 of the Planning Statement states that 'the development will provide local economic benefits in the construction phase. Occupiers of the property will make a contribution to local services and facilities. This is an assumptive statement and is not based on fact.

Paragraph 2.7 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.

25/02966/HSE

36 Fairlawn Road

Mr & Mrs B Gray

Proposal: Alterations and extensions including increasing the ridge height of existing roof and enlarging dormer of the existing house and single storey rear extension with raised terrace and associated stairs. Alterations to fenestration. Extension to existing outbuilding, raised terrace and associated stairs following demolition of existing store

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T7O145CR0PI00>

Comments (6/0/0): No objection. Conditions of approval should be applied that the outbuilding cannot be used as a separate dwelling and that it cannot be used for any commercial gain.

26/00026/ROC

94 New Road

RJS Builders Ltd

Proposal: Removal of condition 17 of 24/00059/TDC (Technical Details Consent (TDC) for the demolition of outbuildings and the development of a single dwelling with ancillary garage and associated works following the granting of Permission in Principle 22/01661/PIP)

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T8JS6LCRMMT00>

Comments (6/0/0): As per our original objection these comments still stand.

Object.

The site is outside the Settlement Policy Boundary (Policy SS1) and is also part of the Strategic Gap between Tadley and Baughurst, (Policy EM2). It is also in a conservation area. The site is within the Zone 1 of the AWE Detailed Emergency Planning Zone. The proposal would be contrary to the requirements of and guidance contained within Paragraphs 95 and 180 of the National Planning Policy Framework (2018) and Policy SS7 of the Basingstoke and Deane Local Plan 2011-2029.

The development could result in the loss of trees and hedgerows and the loss of 10 outbuildings could be detrimental to wildlife who may have made these their habitat. It is not clear from the original location plan which out buildings are to be demolished. The site is not in easy walking distance of facilities and note there are no pavements in this area. If this application is approved, it will set a precedent for further development on the site and also for development of land nearby.

26/00033/ROC

94 New Road

Mr & Mrs Harding

Proposal: Variation of conditions 1, 3 and 4 of 25/01810/HSE to make alterations to the proposed drawings and addition of materials and fenestration details

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T8QQ8NCRMP500>

Comments (6/0/0): As per our original objection these comments still stand.

Object.

The site is outside the Settlement Policy Boundary (Policy SS1) and is also part of the Strategic Gap between Tadley and Baughurst, (Policy EM2). It is also in a conservation area. The site is within the Zone 1 of the AWE Detailed Emergency Planning Zone. The proposal would be contrary to the requirements of and guidance contained within Paragraphs 95 and 180 of the National Planning Policy Framework (2018) and Policy SS7 of the Basingstoke and Deane Local Plan 2011-2029.

The development could result in the loss of trees and hedgerows and the loss of 10 outbuildings could be detrimental to wildlife who may have made these their habitat. It is not clear from the original location plan which out buildings are to be demolished. The site is not in easy walking distance of facilities and note there are no pavements in this area. If this application is approved, it will set a precedent for further development on the site and also for development of land nearby.

26/00117/HSE 90 Bishopswood Road

Mr & Mrs Chapman

Proposal: Erection of a two storey side and rear extension including garage.

<https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T998XHCRN4300>

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

The meeting closed at 7.45pm.

Signed:

Dated: 23 February 2026