

MINUTES OF A MEETING OF TADLEY TOWN COUNCIL HIGHWAYS AND PLANNING COMMITTEE HELD IN THE TOWN COUNCIL OFFICES AT 7.30PM ON 26 NOVEMBER 2018

Present: Cllrs Lovegrove, Moss, Mullan (Chairman), Page, Russell and Slimin

In Attendance: Clerk, Cllr Flahive, Borough Cllrs Bound, Leeks and Richards, 5 members of the public

1. APOLOGIES

Received and accepted from Cllrs Bower and Burdett.

2. DECLARATIONS OF INTEREST AND DISPENSATION REQUESTS

There were no declarations of interest or dispensation requests.

3. MINUTES

14/19HP It was

RESOLVED (6/0/0) to receive and confirm the accuracy of the minutes of the Highways and Planning Committee Meeting held on 29 October 2018.

4. OPEN FORUM 7.31 – 7.43PM

Borough Cllr Richards spoke about his objection to planning application 18/03288/HSE 41 Newtown. Neighbours are concerned that the proposed extension stands out from the building line in Newtown.

Steve Cottrell gave background information on 18/03159/HSE 7 Sandford Road, 18/03222/HSE 6 Wickham Close and 18/03288/HSE 41 Newtown.

Vajira Mendis from the Koala Store spoke about her objection to 18/03146/FUL 42-46 New Road. Her store has recently expanded and is about to start offering a delivery service to residents. Concerned about the negative impact a Co-op opening nearby will have on her business. Would prefer to see another type of business opening on the site, for example a butchers or a coffee shop, something that south Tadley currently does not have. Concerned about the impact the development will have on local doctor's surgeries and also the lack of a pedestrian crossing in New Road.

Mr Yelland from Reading Warehouse spoke about consumers being able to have a choice in where they shop.

5. BUDGET 2019/20

The budget for 2019/20 was discussed.

15/18HP The budget for 2019/20 as attached was

RECOMMENDED (6/0/0) to the Finance & General Purposes Committee.

6. CURRENT PLANNING APPLICATIONS

18/03146/FUL 42-46 New Road

McCarthy & Stone

Proposal: Erection of 42 retirement living apartments (Category II Type) with communal facilities, landscaping and car parking. Erection of a Class A1 Retail store with 5 flats at first floor level, car parking and service layby

Comment (6/0/0): Object.

Disappointed in the lack of affordable housing. A commuted sum will be of little benefit to Tadley residents, there is a shortage of land for development in Tadley and all the land that is available is privately owned and therefore won't be used for affordable housing.

We agree there is a need for smaller/retirement homes to allow residents to downsize, however we are aware that McCarthy & Stone homes are aimed at the higher end of the market and their properties would therefore probably be out of the reach of a lot of our residents wanting to downsize. Looking on the McCarthy & Stone website, a development in Alton is marketing 1 beds for £280000 and 2 beds for £385000 and a development in Didcot is marketing 1 beds for £270000 and 2 beds for £299000. Those sorts of prices are more likely to attract those living nearer to London wanting to downsize so of no benefit to our residents.

Object to the height of the retirement building, this is out of keeping with the existing street scene and therefore should be limited to 2 storeys. A 3 storey development also comprises overdevelopment of the site. Concerned that a 3 storey building will overlook the adjacent Bishopswood infant and junior schools. Also concerned about the evacuation of elderly people from a 3 storey building in an emergency situation, such as a fire, when lifts would be out of operation.

Note there is no parking barrier for the parking spaces allocated to the 5 flats above the retail unit.

No consideration for how ambulances and delivery vehicles will enter the car park (that has a barrier) for the retirement flats.

The proposal does not show any pedal or motor cycle parking for residents, staff and visitors. In addition, there is no pick up or drop off facility for taxis, chemist deliveries or any other deliveries.

Disappointed with the proposal for a Co-op on the site when there is a small independently run convenience store nearby. The Co-op would almost certainly put the Koala store out of business. It would be good to see some other retail development on the site which would increase the diversity of shops in the town. The Statement of Community Involvement (page 11) raises this as an issue but it is not addressed adequately.

Local doctor's surgeries are already struggling to serve the residents of Tadley and adjoining parishes, this development will undoubtedly put even more strain on the surgeries. The Statement of Community Involvement (page 12) raises this as an issue but the response addresses the impact on hospital accommodation and not the impact on local doctor's surgeries. Consideration in this respect also needs to be given to the planning approval already given for 15/03090/FUL 120-bedroom care home at Bishopswood Golf Course. Note that Tadley is also going to lose one of its dental surgeries on 30 November 2018 so there is going to be a shortfall in dental provision too.

Concerned that as there is no pedestrian crossing in New Road, elderly residents would have difficulty crossing a very busy road.

The site is located within the AWE 3km exclusion zone.

Sad to see the closure of Reading Warehouse which has been a real asset to the town saving residents a trip to Basingstoke, Newbury or Reading for white goods, furniture and lots more.

18/03159/HSE 7 Sandford Road

Mr & Mrs Cullum

Proposal: Erection of two storey side and rear extension, single storey rear and front porch

Comment (6/0/0): No objection

18/03169/HSE 19 Vine Tree Close

Mr A Bray

Proposal: Erection of single storey rear extensions and conversion of garage to living accommodation with external alterations including pitched roof. Creation of dropped kerb

Comment (6/0/0): No objection but a condition of approval should be that extension should not be used as a business in the future.

18/03222/HSE 6 Wickham Close

Miss Atkinson

Proposal: Erection of a single storey front extension and conversion of garage to living accommodation

Comment (6/0/0): No objection provided there is adequate parking provision on site.

18/03227/HSE Church Brook House, Church Brook

Mrs C Alexander

Proposal: Erection of two storey side extension to form ancillary annexe accommodation with minor alterations, construction of pitched roofs to replace flat roofs and enlargement of front porch

Comment (6/0/0): No objection but a condition of approval should be that extension shall not be converted in to a separate dwelling in the future.

18/03288/HSE 41 Newtown

Miss M Stacey

Proposal: Erection of single storey front/side extension

Comment (6/0/0): Object. The extension is out of keeping with the existing street scene and comes forward of the building line. If this is approved, it will set a precedent for the future. The application mirrors a previous application for a garage that was withdrawn.

18/03325/LDPO 14 The Warren

Proposal: Certificate of lawfulness for the proposed erection of a single storey rear extension

Noted.

18/03341/HSE 10 Cedar Close

Mr & Mrs Jefferies

Proposal: Erection of part single, storey, part two storey side and rear extensions following demolition of existing conservatories. Erection of new garage following demolition of existing

Comment (6/0/0): No objection

18/02803/HSE 2 Silverdale Road

Mr G Harmer

Proposal: Conversion of garage and summer house to ancillary annexe accommodation

Comment (6/0/0): No objection but a condition of approval should be that extension shall not be converted in to a separate dwelling in the future.

18/03407/HSE 12 Giles Road

Mr L Packman

Proposal: Erection of a two storey side extension and a single storey rear extension following demolition of existing conservatory, and addition of timber cladding to first floor front elevation

Comment (6/0/0): No objection

The meeting closed at 8.20pm.

Signed:

Dated: 17 December 2018

Date:	23/11/2018	Tadley Town Council			
Time:		Budget Report			
From	Month 1, April 2018				
To:	Month 12, March 2019				
		2018/19 Year to Date	Budget 2018/19	Forecast 2018/19	Budget 2019/20
		Actual	Budget		
Purchases					
Street Furniture		5275	2200		2200
Highway Signs		0	800	800	800
		5275	3000	800	3000
Overheads					
Highway Property Maintenance		25702	1000	1000	1000
		25702	1000	1000	1000