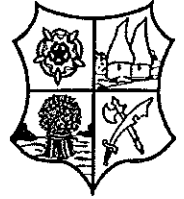


ALTON Town Council



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Town Hall
Market Square
Alton
Hampshire
GU34 1HD

Town Clerk: Mrs Leah Coney

9th January 2019

Dear Councillor

YOU ARE HEREBY SUMMONED to a meeting of the **PLANNING AND TRANSPORT COMMITTEE** which will be held on **Wednesday 16th January 2019 at 7:00pm at the Town Hall, Alton** when the under mentioned business will be transacted.

Please note: There will be a networking café at 6:30pm open to the public where Councillors will be available to chat with residents over items of interest.

Yours faithfully

Mrs Leah Coney
Town Clerk

To:	Councillor	Peter C Hicks	-	Chairman
		Graham C Titterington	-	Vice Chairman
		Allan B Chick		
		Derek Gardner		
		James L Voller		
		Alex S Hunt		
		Amanda S Durley		

Copies to all other Councillors for information

PLANNING & TRANSPORT COMMITTEE

16 JANUARY 2019

TOWN HALL, MARKET SQUARE, ALTON at 7.00pm

AGENDA

1. Chairman's Announcements.
2. Apologies for absence – Please tend by telephone or e-mail to the Town Hall.
3. Minutes - to approve the minutes of the meeting held on 19th December 2018 (attached).
4. Declarations of Interests & Requests for Dispensations - Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on any matter in which you have a pecuniary interest. You must withdraw from the room when the meeting discusses and votes on the matter.
5. Questions to the Committee including those received in writing (Public Speaking)
6. Neighbourhood Plan - to receive a verbal update
7. Applications:
 - (1) To consider applications for planning permission submitted to East Hampshire District Council - to be emailed/distributed prior to the meeting
 - (2) To approve recommendations from Tree Warden on applications for works to trees either in a Conservation Area or subject to a Tree Preservation Order - summary to be presented at the meeting.
 - (3) To consider applications for licenses submitted to EHDC
 - (4) To consider any other correspondence/reports/information.
8. To consider any matters or reports pertaining to Highways, Parking, Public Transport and Housing –
9. Current Public Exhibition/Consultations:

Local Plan Review – 5th February to 19th March 2019

Date of Next Meeting – 13th February 2019

In responding the Chairman advised that the Town Council had submitted its response which was: No Objection.

2. Alton Town Council have received a copy of the Alton Society's Representation sent to the Head of Planning at East Hampshire District Council, reference the Lord Mayor Treloar Hospital Reserved Matters application – 30021/066.

NOTED

3. In response to questions raised by Councillor Pam Jones re the Butts Bridge Works Diversion, the Town Clerk has responded in order to clarify the position as follows:

The Temporary Traffic Order covers all possible connotations of road layout.

I am given to understand that what will actually be implemented at the start of the diversion period is as per the Knights Brown update but the temporary TRO covers both sides of the road and different traffic flow options in case they need to make changes once it is in. If for any reason changes are needed to help with traffic flows they can therefore be done immediately as they are covered within the TTRO rather than having to go back and issue more paperwork before proceeding.

169 Local Plan/Neighbourhood Plan

The EHDC Local Plan has just been published and will be on the Agenda for the next meeting of the committee. The Town Clerk will be producing a summary report for councillors.

170 Applications

- 170.1 **Planning Applications:** On the proposal of Councillor Derek Gardner, seconded by Councillor Allan Chick it was

RESOLVED

That the views of the committee in respect of each application are as set out in the appendix to the minutes.

- 170.2 **Tree Applications:** On the proposal of Councillor Graham Hill, seconded by Councillor Allan Chick it was

RESOLVED

That the views of the committee in respect of each application are as set out in the appendix to the minutes.

- 170.3 **Licencing Applications:** On the proposal of Councillor Graham Hill, seconded by Councillor Allan Chick it was

RESOLVED

That the views of the committee in respect of each application are as set out in the appendix to the minutes.

- 170.3.1 EHDC Licencing have advised they have received an application for a minor variation to the Sainsbury licence to accommodate a general refurbishment and the reconfiguration of a small area of the shop floor in order to include a new Argos concession area.

170.3.2 EHDC Licencing have advised that have received an application from the Environmental Health Protection Officer to review the Premises Licence for Cellar Vie, 1 Westbrooke Walk, Alton, Hampshire GU34 1HZ.

The grounds for review are: The Prevention of Public Nuisance

The end date for the consultation is midnight on the 8 January 2019. Any responsible authority or other person wishing to make representations on this matter must submit those representations in writing to licensing@easthants.gov.uk by this date.

The hearing will be held in The Council Chamber, East Hampshire District Council, Penns Place, Petersfield on the Friday 1st February 2019.

170.4 Other correspondence/reports/information:

170.4.1 EHDC had advised that before considering planning application 30021/065 Reserved Matters application pursuant to outline permission 30021.056 – Development of 243 residential dwellings with associated parking, landscaping, open space and works on Land East of Selborne Road (amended plans received on 20.9.2018; supplementary tree information received 9.11.2018) would be considered by their Planning Committee on 18th December at 6pm at the Alton Maltings. A site visit had taken place on 30th November 2018 at 9.30 a.m. (this was not a public meeting) and no decision was to be made at the meeting.

170.4.2 EHDC considered both Planning application 49776/003 and 49776/002 Land at Lynch Hill on 6th December at 6pm at Penns Place. The outcomes were:
49776/002 – Permission Notice issued on 17th December
49776/003 – Refusal Notice issued on 13th December

170.4.3 Lasham Gliding Society's have advised that their application to the High Court for leave to apply for a Judicial Review has been granted by a High Court judge.

"In October this year, following the CAA's decision in July to implement a large and unreasonable amount of controlled airspace for Farnborough aerodrome in the busy south-east of England, Lasham filed a claim in the High Court for leave to apply for a Judicial Review of what it believes is a flawed and unlawful decision, which will badly affect it as well as many other General Aviation pilots and organisations. This important judgement means that the High Court has given permission for the case to go ahead because it considers that the claim meets the threshold of arguability"

170.4.4 EHDC have inform Alton Town Council that as a consultation body or consultee identified in the Ropley Consultation Statement that it is now in receipt of the final submission version of the Ropley Neighbourhood Plan along with all accompanying documentation required under Regulation 15.

171 To consider any matters or reports pertaining to Highways/ Parking/Public Transport & Housing

- 171.1 Alton Town Council's Tree Warden has reminded the Town Council in his response to the Anstey Lane/Anstey Road junction improvement proposal, that in its current form the proposal would necessitate the removal of two trees at the end of the row, both well established after seven years growth will need to be re-sited (Chestnut Leaved Oak and a Red Oak). Felling is not necessary as arboricultural tree spades mounted on a skid steer loader are available to easily move trees of this size which will enable easy moving of the trees a little further back into the park with the procedure evidencing good survival rates. However, Hampshire Highways must build such costs into their plans.
- 171.2 Hampshire County Council, Rights of Way have advised of the following:
The Hampshire (East Hampshire District No. 15) (Parish of Alton – Footpath No. 49) Public Path Diversion and Definitive Map And Statement Modification Order 2018
The above named Order has recently been made under the provisions of the Highways Act 1980.
- 171.3 An update was provide on the Station Forecourt Project as further delays were being experienced with Network Rail with-holding third party consent which in turn could result in the loss of the Waitrose S106 monies and other funding source monies to allow the scheme to progress. This decision has resulted in a letter being sent by the Chief Executive and Leader of EHDC to Chris Gayling, Transport Minister seeking his involvement to resolve the issues so that this project can go forward before the S106 monies revert back to County.
- 171.4 The Secretary of State has granted permission to extend an Order to temporarily close Alton Footpath 19, to allow for works to be carried out while preventing the likelihood of danger to the public.
- 171.5 East Hampshire District Council have notified of a proposal to make a permanent Order under the provisions of the Road Traffic Regulation Act 1984, the effect of which will be to introduce a prohibition of waiting on lengths of Gilbert White Way, Grebe Close and Wooteys Way and a "prohibition of stopping on School Entrance Markings, Monday to Friday inclusive" on length a of Wooteys Way, Alton. The relevant documentation in support of this proposal is attached for information.
- 171.6 East Hampshire District Council have notified of the various Temporary Traffic Regulation Orders issued for various roads affected by the Butts Bridge Works.
The Order issued is for 18 months, or until the works are completed whichever is the sooner starting on or after 4th January 2019. Notwithstanding the above it is expected that the works will last for approximately 7 months. All queries should be directed to Knights Brown Construction Ltd and contact details are included on the attached papers.

172 Current Public Consultation/Exhibitions

There are no public consultations/exhibitions currently

The meeting finished at 8.15p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 19 DECEMBER 2018**

PLANNING APPLICATIONS

Notification of Full Planning application

1. 24981/012 Site address: The George, Butts Road, Alton, GU34 1LH
Timber outbuilding in rear garden
NO OBJECTION

Notification of Pre-Decision Amendment

1. 30021/065 Site Address: Land at Lord Mayor Treloar Hospital Site, Chawton Park Road, and land East of Selborne Road Alton

Consultation of Reserved matters application. Proposal: Reserved Matters application pursuant to outline permission 30021/056 - Development of 243 residential dwellings with associated parking, landscaping, open space and works on Land East of Selborne Road, Alton. [Amended / additional plans received on 20/09/2018 and 04/12/2018; supplementary tree information received 09/11/2018]
This application was considered by the EHDC planning committee at a meeting held on Tuesday, 18th December at which planning permission was granted.
2. 39364/002 Site Address: Holybourne Shop & Post Office, 130 London Road, Holybourne, Alton, GU34 4ES
Consultation of Full Planning application. Proposal: Detached dwelling following demolition of existing outbuilding (as amended by plans received 29/11/18)
Amendment Details:
Revised elevation plans and floor plans and revised parkin arrangement.
NO OBJECTION
3. 55222/010 Site Address: Land East of Will Hall Farm, Basingstoke Road, Alton
Consultation of Reserved matters application. Proposal: Reserved matters pursuant to outline permission 55222/001 and Reserved matters 55222/003 for 180 dwellings, car parking including garages, internal access roads, footpaths, parking and circulation areas, hard and soft landscaping and other associated infrastructure and engineering works. (Appearance, Landscaping, Layout and Scale to be considered) **Amendment Details:**
Amended plans altering the layout and house types (with requisite changes to other plans) received 10 December 2018
NO OBJECTION
4. 57820 Site Address: Land adjacent to the A31 and to the south of, Cakers Lane, East Worldham, Alton
Consultation of Full Planning application. Proposal: Change of use from agricultural land to allow construction of a gas fuelled capacity mechanism

embedded generation plant to support the National Grid. Amendment Details: Amended site plan, additional fencing plan, additional landscaping plan, and site assessment report received.

This application was withdrawn by the applicant on 17th December 2018.

5. 57989 Site Address: 32 Brandon Close, Alton, GU34 2BD
Consultation of Householder application. Proposal: Two storey side extension and the retention of replacement windows and cladding (amended plans and description received on 17/11/18)
NO OBJECTION

Notification of Scoping Opinion application

1. 58082 Site Address: Little Eastfield Holdings, Wolf's Lane, Chawton, Alton, GU34 3HJ
Proposal: Request for Scoping Opinion - B2 Development for a plant maintenance facility and associated office.
OBJECT for the following material reason:

Alton Town Council concurs whole-heartedly with the recommendation from the County Archaeologist who recommends that any future planning application should be accompanied by a Heritage Statement which should address "below ground" archaeological issues and should an EIA not be required then as a minimum an EA should accompany the application to ensure that the correct levels of mitigation are evidenced in-line with the requirements of the NPPF.

Notification of Variation of Condition application

1. 22879/025 Site Address: Amery Hill Secondary School, Amery Hill, Alton, GU34 2BZ
Variation of condition 7 of 22879/023 - to vary the approved drawings to include Phase 1 only for the replacement of existing drama, kitchen and dining facilities with new enlarged dining and kitchen facilities.
NO OBJECTION

Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1), Financial and Professional Services (Class A2), a Betting Office, Pay Day Loan Shop or a Mixed Use Combining Use as a Dwelling house with a Betting Office, Pay Day Loan Shop, Shops (Class A1) or Financial and Professional Services (Class A2) to a use falling within Class C3 (Dwelling house). Town and Country Planning (General Permitted Development) Order 2015

1. 24741/011 Site Address: 26 Raven Square, Alton, GU34 2LL
Proposal: Prior Approval for change of use of ground floor of building from retail A1 to residential dwelling C3.
OBJECT for the following material reason:
It is no clear from the documents submitted that adequate provision for bin storage facilities have been included with the application

In addition with the following comment:

The Town Council regrets the loss of yet another retail unit at this location especially given the lack of public transport for residents to access the town centre amenities and the High Street retail offerings. However given the lack of interest received to lease the retail unit the current economic climate, Alton Town Council understands the basis on which this application for a change of use has been submitted.

Notification of Lawful Development Certificate proposed application

1. 57357/002 Site Address: 7 Sandown Close, Alton, GU34 2TG
Proposal: Lawful development certificate proposed - the provision of a hard surface not exceeding 30cm from existing ground level within the curtilage of a dwelling (permitted development) for the siting of a mobile home for use as additional accommodation by a family member as part of the existing lawful residential planning unit (not a change of use).
OBJECT for the following material reasons:
The proposal seeks to site a mobile home for use as additional accommodation by a family member as part of the existing lawful residential planning unit – not a change of use and without the necessary suitable conditions in place to ensure its use is maintained as ancillary to that the other main dwelling, there is no safeguard to prevent unacceptable “garden grabbing” on this estate.

Notification of Householder application

1. 32176/011 Site Address: Underwood, 15 Howards Lane, Holybourne, Alton, GU34 4HH
Proposal: Garage conversion and reconstruction of adjoining store to provide habitable accommodation ancillary to the main house.
NO OBJECTION
2. 57870/001 Site Address: 1b Albert Road, Alton, GU34 1LP
Proposal: Conservatory to rear following demolition of garden room.
NO OBJECTION
3. 58067 Site Address: 2 Plumpton Way, Alton, GU34 2TU
Proposal: Conservatory to rear
NO OBJECTION

TREE APPLICATIONS

1. 28252/028 Site Address: The Lawn, London Road, Holybourne, Alton, GU34 4ER
Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T1 Lime Tree - Reduce canopy height by 8-10 metres and reduce canopy spread over boundary line by 2 metres. T2 Lime Tree - Reduce canopy height by 10-12 metres and reduce canopy spread over boundary line by 2 metres. T3 Lime Tree - Reduce the canopy spread over boundary line by 1 metre and remove smaller branches and epicormic growth up to main branch split in the trunk.
NO OBJECTION as per the recommendation of the Tree Warden

2. 39640/011 Site Address: 38 Curtis Road, Alton, GU34 2SD
T1 Common Ash - Fell. T2 Common Beech - Fell. T3 Common Ash - Fell.
T4 Common Ash - Raise canopy to approx 4 metres from ground level. T5
Common Ash - Fell. T6 Horse Chestnut - Raise canopy to approx 4 metres
from ground level. T7 Common Ash - Raise canopy to approx 5 metres from
ground level. T8 Scots Pine - fell.
NO OBJECTION as per the recommendation of the Tree Warden

LICENSING APPLICATIONS

1. Sainsbury's Supermarkets Limited
Draymans Way, Alton, GU34 1SS
Minor alterations to include – general refurbishment and reconfiguration of small area of
shop floor to include Argos concession area. The premises will not increase in size.
NO OBJECTION
2. Cellar Vie
Market Square, Alton, GU34 1HD
Review of Premises Licence
**The Town Council fully supports the decision that a full review of licencing
conditions for this establishment be undertaken given the number of concerns raised
by local residents and the evidence submitted by EHDC Environment Protection and
the blatant disregard of the Noise Abatement Notice previously served and trusts that
the appropriate action is taken to prevent the public nuisance continuing at this
establishment.**

**PLANNING APPLICATIONS TO BE CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 16 JANUARY 2019**

PLANNING APPLICATIONS

Notification of Advertisement Consent application

1. 25610/009 Site Address: Cross and Pillory House, Cross & Pillory Lane, Alton, GU34 1HL
Proposal: Display of 2 x black swan neck sign lights

Notification of Householder application

1. 25704/003 Site Address: 73 Queens Road, Alton, GU34 1HY
Proposal: Conservatory following demolition of greenhouse
2. 38003/003 Site Address: 15 Whitedown, Alton, GU34 1LX
Proposal: Single storey rear extension
3. 57029/001 Site Address: 30 Beavers Close, Alton, GU34 2EF
Proposal: Conservatory to rear, balcony fitted to rear of house to be removed, existing door and window removed and replaced with new window

TREE APPLICATIONS

1. 23462/006 Site Address: 74 The Butts, Alton, GU34 1RD
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: Walnut (Juglas Regia) - To reduce canopy by 2 metres, leaving a canopy width of approximately 9 metres and height of 9 metres. To crown raise 2 lowest branches over greenhouse. To remove split branch. False Acacia - To remove lowest easterly large limb back to fork. To reduce by 2 metres x 2 over-extending mid-level southerly branches. Also reduce by 2 metres x 2 over extending northerly mid level branches. Hazel - To reduce to 6 metres.
Awaiting the comments of the Tree Warden
2. 49425/004 Site Address: 11 Goodyers, Alton, GU34 2SH
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: Beech (T1) - Crown lift to give 3.5m clearance above ground level to allow vehicular access to drive and adjoining properties. Lime (T2) - Crown lift to give 3.5m clearance above ground level to reduce excessive shading and allow garden landscaping. Foliage from lower most branches is below 2m.
Awaiting the comments of the Tree Warden

3. 53476/004 Site Address: 120 London Road, Holybourne, Alton, GU34 4ES
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: Apple (T1) - A. Crown reduction - reduce height by 1.5m, from 10m to 8.5m and reduce crown diameter by 2m, from 8m to 6m (in order to prevent branches contacting main house and outhouse roofs and gutters) B. Crown thinning to let in more light and promote healthy fruit growth (reduce crown density by 25%).
Awaiting the comments of the Tree Warden
4. 57825/001 Site Address: 15 London Road, Holybourne, Alton, GU34 4EG
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: Sycamore (T1) - thin by 20% and prune back to suitable growth points off house to leave 2m clearance. Ash (T2) - fell, poor specimen with potential dangerous lean. Ash (T3) - reduce lateral branch over driveway by 3m to leave 6m crown spread radius. Sycamore (T4) - thin by 20% for light and protection against high winds. Ash (T5) - thin by 20% and prune back to suitable growth points off house to leave 2m clearance for light and protection against high winds. Sycamore (T6) - lift to 5m and thin by 20% for light and protection against high winds. Sycamore (T7) - thin by 20% for light and protection against high winds. Ash (T8) - thin by 20% for light and protection against high winds. Ash (T9) - thin by 20% for light and protection against high winds.
NO OBJECTION as per the recommendation of the Tree Warden