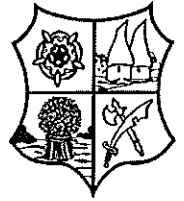


ALTON Town Council



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Town Hall
Market Square
Alton
Hampshire
GU34 1HD

Town Clerk: Mrs Leah Coney

6th February 2019

Dear Councillor

YOU ARE HEREBY SUMMONED to a meeting of the **PLANNING AND TRANSPORT COMMITTEE** which will be held on **Wednesday 13th February 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

A handwritten signature in black ink, appearing to read 'L Coney', is written over a horizontal line.

Mrs Leah Coney
Town Clerk

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

Copies to all other Councillors for information

PLANNING & TRANSPORT COMMITTEE

13 FEBRUARY 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 16th January 2019 (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. Local Plan - councillors to consider their response to the current consultation on the Local Plan Review – briefing report to follow
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 March 2019

**ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 16th JANUARY 2019
AT 7.00 PM AT THE TOWN HALL**

Present: Councillor

**Peter Hicks Chairman
Allan Chick
Amanda Durley
Derek Gardner
James Voller**

In attendance:

**Leah Coney - Town Clerk
Pat Harris – Finance & Administration Manager**

There were no members of the public or press

173 Chairman’s Announcements

The Chairman:

1. Welcomed Councillor Amanda Durley to the Committee
2. Reminded everyone to switch off or silence their mobile phones.
3. Advised that a Hearing Loop is available.

174 Apologies

Apologies were received from Councillors Alex Hunt and Graham Titterington

175 Minutes

The Minutes of the meeting held on 19th December 2018 were approved as a correct record and signed by the Chairman.

176 Declaration of Interest & Dispensations Requested

The Chairman reminded members of their obligation to disclose any pecuniary interest in items on the agenda.

Councillor Voller disclosed a pecuniary and prejudicial interest in the Full Planning application (36194/026) for Mayfield House Nursery, 103 Anstey Road as a close neighbour Councillor Voller left the Chamber from 7.05pm to 7.15 pm when the application was considered.

177 Questions/Representations to the Committee

The Chairman read out a Representation he had received from close neighbours in respect of Planning Application 36194/026 Mayfield House Nursery, raising a number of concerns with the application in its current form.

178 **Neighbourhood Plan**

The Town Clerk advised the Committee that the next meeting of the Neighbourhood Plan (NP) Monitoring Group was being held over whilst the Town Council reviewed the draft Local Plan. The evidence base used for the NP would be reviewed to submit to EHDC as appropriate to assist in the Local Plan consultation process.

179 **Applications**

179.1 **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.

179.2 **Tree Applications:** On the proposal of Councillor Peter Hicks, 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.

179.3 **Licencing Applications:** There were no licencing applications for consideration.

179.4 Other correspondence/reports/information:

179.4.1 EHDC have confirmed that planning permission had been granted for change of ground floor of building from retail A1 to residential dwelling C3 at 26 Raven Square (planning application 24741/011 refers).

179.4.2 EHDC Licencing have notified that a Notice Of Hearing will be taking place on Friday, 1st February at 10.00 a.m. at Penns Place re Cellar Vie, 1 Westbrooke Walk, Alton and inviting Alton Town Council to make representation. The Committee whilst supporting the Hearing being called, would not be making a representation.

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

180.1 **Public Transport:**

Councillor Chick gave a verbal update received from Councillor Titterington and advised the committee that further investigation was on-going in respect of the possibility of running a Community Bus for the Manor Estate/Wooteys residents but on initial findings the cost of provision may not be supported by the number of users.

180.2 **Station Forecourt Project:**

The Town Clerk advised that EHDC have currently put the project on hold following issues with Network Rail in securing technical approval; the knock on effect of this meaning the grant offered by Network Rail was not able to be utilised within the defined time frame. Alternative options are being considered by the Alton district councillors and an update would be forthcoming shortly. The Town Clerk would follow up the instructions from the

Committee that Alton Town Council should be very much involved in options to be considered by EHDC.

181 Current Public Consultation/Exhibitions

1. The Post Office – Plans to open a new Post Office at Premier Stores, 27-28th Raven Square, Alton. Consultation is open from 3rd January until 13:00 hours on 31st January 2019. Comments can be submitted to comments@postoffice.co.uk or by telephoning 03452 66 01 15 or by sending to: Post Office, FREEPOST Your Comments. Alton Town Council welcomed the development and would be submitting their full support for the new Post Office at the Wooteys Estate location.
2. The preferred option for the new local plan is now in the public domain and will go to Cabinet & Full Council at District (EHDC) on the 17th January 2019 prior to the start of the Public Consultation on the 5th February – details can be found at: <http://easthants.moderngov.co.uk/ieListDocuments.aspx?CIId=371&MIId=2440>

The Town Clerk had issued the following to all Town Councillors following her attendance at the Local Plan Workshop on Tuesday, 15th January:

"I enclose the presentation from the meeting as well as a Local Plan Made Easy. You will see from the documentation that Alton has been allocated a workshop session / drop in for residents on the 15th March at the Maltings. I raised this as an issue as it is literally only a couple of days before the consultation closes and is on a Friday. Hopefully this can be adjusted and we have requested an additional Saturday morning date, so we will see if this can be accommodated. We have also asked for an additional set of display boards for the consultation which we can put in the Council chamber to enable people to drop in to view at their convenience. If EHDC cannot fund this we may have to meet the cost but it is important to have the details of the consultation available to everyone.)

The lead on this will be taken by Planning and Transport Committee and to that end the meeting on the 13th February will consider the draft plan with final comments from the Town Council being agreed at the meeting on the 13th March. I will look to run a briefing session with Members before the meeting on the 13th February. All councillors are encouraged to attend the meetings/briefing to contribute to the discussions.

As part of the consultation process, EHDC have asked for any relevant local evidence bases, reports or strategies to be submitted. The NP Evidence base is now over 3 years old but as part of our research we will seek review these where possible and update as appropriate to assist EHDC in their evidence gathering. I will contact individuals/councillors who were involved with this originally to see if they are able to help in this piece of work.

By way of publicity, EHDC have booked a couple of bus stop posters for 6 weeks to advertise the consultation and we have previously agreed with ADRA to creating a number of banners with the dates/times that people can see the exhibition and to encourage them to take part in the consultation. We will also cover our usual outlets including social media. I have also asked EHDC to supply paper copies of the consultation which we can pass to the Library and have available at the Town Hall."

The meeting finished at 7.55 p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 16 JANUARY 2019**

PLANNING APPLICATIONS

Notification of Full Planning application

1. 36194/026 Proposal: Ground and first floor extensions to provide additional education space following demolition of existing lean to canopy and outbuilding roof. Site Address: Mayfield House Nursery, 103 Anstey Road, Alton, GU34 2RN
**OBJECT for the following material reasons:
There are inconsistencies in the plans submitted:**
 1. The North East Elevation shows a ridge height that sits under the existing buildings eaves gutter, yet the Street Scene shows the ridge that is 800-900mm higher, and clearly above the gutter line.
 2. The plans indicate that a class room will be provided at first floor, yet the end elevations suggest that there will be very little headroom for such a space as drawn. Clearly a higher ridge would need to be built, which would dominate and overdevelop the site. The drawings submitted appear not to reflect this accurately.

Notification of Variation of Condition application

1. 55428/012 Proposal: Variation of condition 13 of 55428/004 - to allow substitution Of: Detail Site Layout MG-03 Rev A with Detail site layout MG-03 Rev F
Site Address: Land at Cadnam Farm, Upper Anstey Lane, Shalden, Alton
**NO OBJECTION with the following comment:
Alton Town Council regrets the developer's oversight and the need for a retrospective application having to be submitted.**

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
NO OBJECTION

Notification of Householder application

1. 25704/003 Site Address: 73 Queens Road, Alton, GU34 1HY
Proposals: Conservatory following demolition of greenhouse
NO OBJECTION
2. 38003/003 Site Address: 15 Whitedown, Alton, GU34 1LX
Proposal: Single storey rear extension
NO OBJECTION

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
NO OBJECTION

TREE APPLICATIONS

1. 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.
NO OBJECTION as per the recommendation of the Tree Warden
2. 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

**PLANNING APPLICATIONS TO BE CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 13 FEBRUARY 2019**

PLANNING APPLICATIONS

Notification of Full Planning application

1. 21376/003 Site Address: Masonic Lodge, Market Street, Alton, GU34 1HA
Proposal: New entrance gates and part replacement of existing front wall with railings.
2. 34677/001 Site Address: Cleveland, 11 Basingstoke Road, Alton, GU34 1QB
Proposal: New detached dwelling following demolition of detached garage with access off Princess Drive.
3. 57981 Site Address: Steeple Lodge, 22 Vicarage Hill, Alton, GU34 2BT
Proposal: Three dwellings, new retaining wall, raised planters and associated landscaping following demolition of existing dwelling and retaining wall to street elevation.

Notification of Pre-Decision Amendment

1. 30021/066 Site Address: Land at Lord Mayor Treloar Hospital Site, Chawton Park Road, Alton
Consultation of Reserved matters application.
Proposal: Reserved Matters application pursuant to outline application 30021/056 - Development comprising 280 dwellings and a Country Park with access from Chawton Park Road with associated internal access roads, parking, landscaping, open space, footpaths and sustainable urban drainage (SuDS). (Appearance, landscaping, layout and scale to be considered) (additional information and amended plans received on 24/10/2018). (Amended plans received on 04/02/2019)
Amendment Details:
Amended plans received

Notification of Advertisement Consent application

1. 26939/010 Site Address: 71 High Street, Alton, GU34 1AB
Proposal: Illuminated fascia sign, non-illuminated hanging sign, door vinyl sign

Notification of Listed Building Consent

1. 23278/049 Site Address: Alton Maltings Centre, Maltings Close, Alton, GU34 1DT
Proposal: Listed Building consent - North End Fencing - Replace 2.4m high plywood fencing with close board fencing with a 150mm timber gravel board from the pavement on Maltings Close to the Windmills office building. The fence will start at 1.8m high rising to 2.4m high at

the new gate, and remaining at 2.4m for the remainder of its length. To provide a new 2.4m high t & g timber gate across the gap between the new fence and the existing Maltings building. Remove existing plywood gates at the north end of the Maltings to allow access. North End Garage door, replace the existing doorway boards with new plywood painted dark grey to match other external areas of Alton Maltings. Remove the broken tarmac between the pavement and new gate, and replace with paving slabs, with gravel to both sides. Remove the existing rotten unilogs adjacent to the main carpark entrance and replace with concrete kerbs on a dwarf block wall. Fit a low level fence to match existing and landscape area.

Notification of Lawful Development Certificate existing application

1. 26051/016 Site Address: 12 Normandy Street, Alton, GU34 1BX
Proposal: Lawful development certificate existing - Use as Restaurant (A3) and Take-away (A5)

Notification of Householder application

1. 28054/023 Site Address: The Priory, 11 Howards Lane, Holybourne, Alton, GU34 4HH
Proposal: Demolition of the existing single storey conservatory and replace with a single storey extension
2. 31496/001 Site Address: 2 Spitalfields Road, Alton, GU34 2EA
Proposal: Two storey side extension following demolition of existing conservatory. Formation of new dropped kerb with associated parking.
3. 33131/002 Site Address: Lansdowne Cottage, 4 Lansdowne Road, Alton, GU34 2HB
Proposal: Replacement window panels on conservatory to rear following removal of PVC window panels
4. 36744/001 Site Address: 3 Maple Close, Alton, GU34 2AY
Proposal: Single storey porch and conversion of loft to habitable accommodation with dormer windows to rear
5. 37745/002 Site address: 38 Thornton End, Holybourne, Alton GU34 4HF
Single storey extension to rear
6. 58071 Site Address: 28 The Cooperage, Lenten Street, Alton, GU34 1HB
Proposal: Conservatory to rear
7. 58104 Site Address: 5 Garstons Way, Holybourne, Alton, GU34 4BL
Proposal: Single storey rear extension
8. 51923 Site Address: 21 Musgrove Gardens, Alton, GU34 2EQ
Proposal: Single storey front extension to garage and entrance following removal of porch

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. 34277/004 Site Address: 46 Curtis Road, Alton, GU34 2SD
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: Fell the sycamore tree nearest the house
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%).
NO OBJECTION as per the recommendation of the Tree Warden