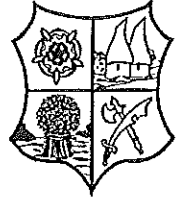


ALTON Town Council



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Town Hall
Market Square
Alton
Hampshire
GU34 1HD

Town Clerk: Mrs Leah Coney

12th June 2019

Dear Councillor

YOU ARE HEREBY SUMMONED to a meeting of the **PLANNING AND TRANSPORT COMMITTEE** which will be held on **Wednesday, 19th June 2019 at 7:00pm at the Town Hall, Alton** when the under mentioned business will be transacted.

There will be a pre-meeting briefing to councillors only at 6.00 p.m. by representatives from Treloars College.

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**

Graham C Titterington - Chairman
Ginny Boxall
Gideon Cristofoli
Paul Crossley
Amanda S Durley
Graham Hill
Pam Jones
Christopher Lawrence

Copies to all other Councillors for information

PLANNING & TRANSPORT COMMITTEE

WEDNESDAY 19TH JUNE 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 Tuesday, 28th May 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/Neighbourhood Plan
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:

Date of Next Meeting – 17th July 2019

coming up at the end of June, it was disappointing that no progress has been made on this matter. Councillor Jones said she would take this up with Knights Brown.

- 2.2 Was seeking clarification on a rumour doing the rounds that the upcoming site visit for the Treloars development was for councillors only and members of the public were not invited which the Alton Society found very disappointing. The Town Clerk confirmed that this was indeed the case having spoken with the Case Officer but this was an additional site visit for new Councillors as a full site visit had previously already been carried out. Graham Hill provided further clarification in that the site visit was intended to allow newly elected councillors an opportunity to fully understand the complexities of the site prior to the Reserved Matters application being considered by District Planning Committee in June at the Alton Assembly Rooms.

22 Local Plan/Alton Neighbourhood Plan

EHDC have issued an invitation to all newly elected Town and Parish Councillors to a Introduction to Planning & Consultation training evening about Planning (and Local Plan) at EHDC, Penns Place on Monday, 10th June at 6 p.m.

23 Applications

- 23.1 **Planning Applications:** On the proposal of Councillor Graham Titterington, seconded by Councillor Graham Hill it was

RESOLVED

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

- 23.2 **Tree Applications:**

There were no tree applications for consideration.

- 23.3 **Licencing Applications:**

There were no licencing applications for consideration.

- 23.4 Other correspondence/reports/information:

- 23.4.1 EHDC have advised of a site inspection to be undertaken on 7th June at approximately 9.30 a.m. in respect of :
Reserved Matters application pursuant to outline application 30021/056 on Land at Lord Mayor Treloar Hospital Site, Chawton Park Road, Alton. The site visit is to allow newly elected councillors to familiarise themselves with the site and is not open to members of the public to attend.

EHDC have called an Extraordinary Planning meeting for 26th June at which the Treloar Heights Reserved Planning application will be considered. Planning application 30021/056 refers

- 23.4.2 EHDC have advised that they have granted planning permission in respect of planning application 28088/016: Retention of conversion of office to one self-contained flat. Site Address: 25 Market Street, Alton, GU34 1HA despite the fact that Alton Town Council raised an objection to the application at their meeting on 10th April 2019.

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

24.1 **Highways**

24.1.1 HCC have notified 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. (crossing Will Hall Farm housing development). This is in place from 17th May to 13th December 2019.

24.1.2 Anstey Road/Anstey Lane Junction Improvement: Alton Town Council is still awaiting further information from County as to progress on this scheme. This matter is to be raised with County Councillor Andrew Joy.

24.2 **Public Transport:**

The Committee requested of the Chairman that usage figures for the Community Bus route being operated by Community First in collaboration with AWRA be made available at the earliest opportunity.

24.3 **Station Forecourt Project:**

The Town Clerk advised that again there is no further progress on this project since it was last reported to the Committee in January but was of the opinion of Alton Town Council that EHDC were cognisant of the requirement that this project should proceed. Councillor Graham Hill provided further clarity in that he had discussed the project with District Council Officer Sarah Hobbs who had confirmed that there was now a reduced amount £244,000 of S106 monies available and the much envisaged innovative project had gone nowhere due to issues with Network Rail.

This now being the case the Committee agreed to instruct the Town Clerk to submit recommendations on how the remaining monies could be spent looking primarily at (i) removing the steps onto Papermill Lane, (ii) improving the raised table to becoming a clearly identified authorised crossing point for pedestrians, at the station entrance junction with Papermill Lane (iii) automated speed notification signage on the 20 mph approaches in the vicinity (iv) improved signage to the town centre.

25 **Current Public Consultation/Exhibitions**

There are no current public consultations or exhibitions.

The meeting finished at 8.11 p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
TUESDAY 28th MAY 2019**

PLANNING APPLICATIONS

Notification of Full Planning application

1. 20839/017 Site Address: Warren Signs, Little Eastfield Holdings, Wolf's Lane, Chawton, Alton, GU34 3HJ
Proposal: B2 development providing a replacement building comprising a workshop, office area, mess room, storage and welfare facilities following demolition of existing outbuildings
NO OBJECTION

2. 21560/021 Site Address: Alton School, Anstey Lane, Alton, GU34 2NG
Proposal: Indoor tennis hall, replacement Convent Sister's building, Installation of all weather astro-turf sports field. Part change of use of existing Manor House from C2 (residential institutions) to D1 (non residential institutions). 35 dwellings including affordable housing, associated external works including access, parking, hard and soft landscaping.
HOLDING OBJECTION SUBJECT TO THE FOLLOWING MATTERS BEING CLARIFIED:
 1. Percentage of affordable housing being at 20% and not 40% has not been clarified – Demonstration of trade off against community benefit required as is demonstration of community need for additional sporting facilities being made available for public use
 2. Viability Assessment undertaken by the applicants agents must be shared and placed in the public domain, as should the independent viability assessment which must now be undertaken
 3. Additional information on the energy efficient build of the houses is required. Whilst it is acknowledged that some attempt has been made to demonstrate this, more comprehensive technical information is required to support the energy efficient statement made
 4. Compliance of the Alton Neighbourhood Plan parking requirement has not been satisfied for visitors parking although it is acknowledged that resident parking does meet the standard. (*Comment: has undercroft parking been considered beneath the houses at ground level*)
 5. Housing mix in favour of 3 and 4 bedroom houses as opposed to 2 bedroom houses is considered to be overdevelopment of the site and not meeting local housing needs
 6. The additional traffic movements associated with the “windfall” element of the (that part of the application which was not in the Alton Neighbourhood Plan) development has not been assessed and were not included in the work

undertaken on impact of traffic movements if all SHLAA sites came to fruition– reference the HCC Traffic Impact Assessment undertaken by WS Atkins in 2016/17

7. Clarification required for the source of the Education contribution – S106 or CIL? Planning Agent is awaiting confirmation from HCC on the formula used to ensure clarity.
8. Update required as to the number of trees to be lost and the ecological impact of development on invertebrates and fauna in particular bats and slow worms. Further reports will be expected as only “Phase 1” surveys undertaken currently by the developers - meeting with EHDC scheduled for 3rd June on the subject of Ecology and Trees
9. Confirmation that the concerns of Sport England have been satisfied in respect of flood lighting for the sports facilities
10. Clarification required on access via gate into Anstey Park – reference Planning Station 2.3 (page 4) comment
11. Clarification requested on the calculation used to identify the number of hours that the new sports facilities would be available for public use and timings – indicative hours quoted were term time 29 additional hours per week, school holidays (16 weeks) 74 additional hours per week
12. Confirmation on the assertion made by the agent that the LPA would be able to condition the community use of the facilities through a requirement to set up a management committee with Town Council and local sports club representation to ensure this element of the scheme is deliverable and affordable.
13. Confirmation provided that discussions held with HCC Rights of Ways to establish whether a temporary diversion of footpath is required to allow construction vehicles to cross from the main school site to the sports field – Footpath 30 refers

3. 52895/003 Site Address: Hamlet House, 80-94 High Street, Alton, GU34 1EN
Proposal: Conversion of vacant toilet block to bin and cycle store
NO OBJECTION

Notification of Advertisement Consent application

1. 29146-016 Site Address: The Wheatsheaf Inn, 7 Market Square, Alton, GU34 1HD
Proposal: Installation of replacement illuminated and non-illuminated signs to the exterior of the building
NO OBJECTION SUBJECT TO:
1. The agreement of the Conservation Officer that the proposed signage conforms with requirements for signage in a conservation area

2. **Confirmation from the applicant that the current licence held in respect of tables and chairs in the Market Square is complied with**

Notification of Pre-Decision Amendment

1. 50981/003 Site Address: Dunstons, 63 Anstey Lane, Alton, GU34 2NF
Consultation of Householder application. Proposal: Increase in roof height to provide first floor accommodation, infill extension to front and two storey extension to rear
[AMENDED PLANS RECEIVED]
Note: Alton Town Council considered the original application at the meeting of the Planning & Transport Committee held on 13th March. At that time, a No Objection was submitted to EHDC (the Planning Authority).
NO OBJECTION

Notification of Householder application

1. 30727/007 Site Address: 12 Windmill Hill, Alton, GU34 2RY
Proposal: Single storey rear extension and replacement of pitched roof with flat roof over part existing building
NO OBJECTION
2. 55928 Site Address: 7 Vyne Close, Alton, GU34 2EH
Proposal: Two storey extension to rear, conversion of roof space to habitable accommodation
NO OBJECTION
3. 57692 Site Address: 57 Windmill Lane, Alton, GU34 2SN
Proposal: Single storey extension to side
NO OBJECTION
4. 58269 Site Address: 12 Upper Grove Road, Alton, GU34 1NW
Proposal: Two story extension to comprise of larger kitchen and 2 upper bedrooms, bathroom and ensuite following demolition of existing conservatory and bathroom
NO OBJECTION
5. 58278 Site Address: 43 Plovers Way, Alton, GU34 2JJ
Proposal: Conversion of roof space with a front and rear second floor gable window.
NO OBJECTION

DRAFT

**PLANNING APPLICATIONS TO BE CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 19th JUNE 2019**

PLANNING APPLICATIONS

Notification of Full Planning application

1. HCC/2019 Site Address: Esso Petroleum Co Ltd, Alton Pump Station, Holybourne, Alton, Hants
Proposal: Hazardous Substances Consent (Site Reference EH133)

2. 21560/021 Site Address: Alton School, Anstey Lane, Alton, GU34 2NG
Proposal: Indoor tennis hall, replacement Convent Sister's building, Installation of all weather astro-turf sports field. Part change of use of existing Manor House from C2 (residential institutions) to D1 (non residential institutions). 35 dwellings including affordable housing, associated external works including access, parking, hard and soft landscaping.

3. 22387/067 Site Address: Treloar College, Powell Drive, Holybourne, Alton, GU34 4GL
Proposal: Hybrid Application:

Full application for new staff accommodation buildings with associated provision for access parking and landscaping.

Outline Application: for new 'life skills centre' (scale and access for full consideration) with supporting space for car parking and outside activity space area.

4. 23172/011 Site Address: 49 High Street, Alton, GU34 1AW
Proposal: Change of Use from Office B1 to Residential C3.

Notification of Advertisement Consent application

1. 55222/013 Site Address: Land East of Will Hall Farm, Basingstoke Road, Alton
Proposal: Display - non illuminated 2 x 'V' stack signs and 10 flags.

Notification of Listed Building Consent application

1. 29146/017 Site Address: The Wheatsheaf Inn, 7 Market Square, Alton, GU34 1HD
Proposal: Listed Building Consent - installation of replacement illuminated and non illuminated signs and repainting of exterior windows and doors

2. 30080/011 Site Address: 31 Lenten Street, Alton, GU34 1HG
Proposal: Listed building consent - re-install boundary fence across front of dwelling, detached garden shed, replace chimney pot and install french windows and removal of steel boiler flue from roof.

Notification of Householder application

1. 30080/010 Site Address: 31 Lenten Street, Alton, GU34 1HG
Proposal: Re-install a boundary fence across the front of dwelling, detached garden shed, replace a chimney pot and install French windows and removal of steel boiler flue from roof.
2. 54462/001 Site Address: 17 Downs Way, Alton, GU34 1PR
Proposal: First floor extension to side

TREE APPLICATIONS

1. 24336/005 Site Address: 10 Butts Road, Alton, GU34 1NE
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T2 and T3 Conifers - clearance between trees and fence will be approx 2 metres
Awaiting the comments of the Tree Warden
2. 34711/006 Site Address: 9 Vaughans, Alton, GU34 2SQ
Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: Beech (T1) - Deadwood and crown thin by a maximum of 15% to increase light to the garden
Awaiting the comments of the Tree Warden
3. 53107/003 Site Address: 8 Butts Road, Alton, GU34 1NE
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T1 Sycamore - clearance between tree and fence approx 2 metres
Awaiting the comments of the Tree Warden
3. 54001/001 Site Address: Land at the Eastern end of, Swallow Close, Alton
Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: G1 Ash Trees x 3 at the end of Swallow Close - Prune large overhanging branches back so as not to exceed over the road out beyond the pavement below and reduce crown heights by approximately 3 metres leaving finished heights of approximately 10 metres
Awaiting the comments of the Tree Warden
4. 56146/001 Site Address: Tally Ho, 65 Anstey Lane, Alton, GU34 2NF
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: 3 Ash Trees at the end of Swallow Close that are subject to TPO (EH891)11. We would like to cut back any overhanging branches to the boundary at the rear of our garden to eliminate the risk of further falling branches.
NO OBJECTION as per the recommendation of the Tree Warden