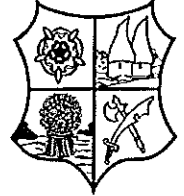


# ALTON Town Council



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Town Hall  
Market Square  
Alton  
Hampshire  
GU34 1HD

Town Clerk: Mrs Leah Coney

10<sup>th</sup> July 2019

Dear Councillor

YOU ARE HEREBY SUMMONED to a meeting of the **PLANNING AND TRANSPORT COMMITTEE** which will be held on **Wednesday, 17<sup>th</sup> July 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 5.30pm to meet with the Land Agents for the "2<sup>nd</sup> Phase" site - Land at Will Hall Farm**

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 17th JULY 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, 19<sup>th</sup> June 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, Housing and street naming
9. Current Public Exhibition/Consultations:

**Date of Next Meeting – 14<sup>th</sup> August 2019**



2. E-mail from Sally Lloyd with comments on the Treloars Planning application 22387/067 circulated to all Alton Town councillors in advance of the meeting.
3. E-mail from local resident to Councillor Graham Hill, who in his absence requested that the e-mail be read out at the meeting:  
**Subject: Cycling in Alton**

*"I do not know if you remember but we had a brief email conversation last year about bike and pedestrian access in Alton.*

*I just wanted to congratulate the council and Knights Brown for the excellent ongoing work around Butts Bridge. From what I can see the access for cyclists, pedestrians and cars is going to be much improved. Seeing the iron bridge being put into place was a real spectacle and whilst it is always sad to see the destruction of old structures I do think the design for the new one appears to have been very carefully considered and will blend in well.*

*Much is written in the local press and online about the 'traffic chaos' due to the diversions. This is not my experience at all. It appears to have been planned out as best as it could and despite us having to drive into town to get back to our house on the Treloars estate it has not added more than a few minutes extra travelling time.*

*Please pass on my comments to all those involved in the planning and execution of the world. Our family and many others will look forward very much to a more pleasant and safer journey to and from work and school. I hope in time this redesigning of junctions can be applied to other areas of Alton to further enhance its appeal to all residents and tourists whether on bike, foot or in the car."*

3. E-mail correspondence from Derek Shaw:  
*"Further to a local focus group meeting I understand that Cllr. Pam Jones has previously raised the problem of dangerous and illegal parking at the junction of Princess Drive and Queens Road"*  
*On behalf of the focus group I would like to strongly support and reinforce Cllr Pam Jones' comments and appreciate an update on the current status.*  
*Yours sincerely,*  
*Derek Shaw.*

Councillor Pam Jones gave context to the correspondence in that a series of road junctions had been considered by HCC Highways for yellow lining and she had advocated several other locations should be added to the list for further consideration, but disappointingly these had not been taken forward. She will raise with the County Councillor, Andrew Joy.

4. Local resident, Peter Field had e-mailed all councillors with his objection to the Treloar College application and referenced CP19 and CP23 of the EHDC Local Plan: Joint Core Strategy which were noted.

## 31 Local Plan

EHDC 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, 10<sup>th</sup> June at 6 p.m.

## 32 Applications

- 32.1 **Planning Applications:** On the proposal of Councillor Graham Titterington, seconded by Councillor Ginny Boxall it was

**RESOLVED**

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

- 32.2 **Tree Applications:** On the proposal of Councillor Graham Titterington seconded by Councillor Christopher Lawrence it was

**RESOLVED**

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

- 32.3 **Licencing Applications:**

There were no licencing applications for consideration.

- 32.4 Other correspondence/reports/information:

32.4.1 EHDC have called an Extra-Ordinary Planning meeting for 26<sup>th</sup> June at which the Treloar Heights Reserved Planning application will be considered. Planning application 30021/056 refers. Chairman, Councillor Titterington had kindly offered to attend the site visit planned to take place on 6<sup>th</sup> June on behalf of Alton Town Council. Agenda and committee papers were issued on 19<sup>th</sup> June and circulated to all town councillors via e-mail.

- 32.4.2 Town and Country Planning Act 1990

Appeal by Waltet Ltd - Site at Unit 7 Waterbrook Estate, Waterbrook Road, Alton, GU34 2UD

(Appeal Ref. No.: APP/Q1700/18/3217698)

An appeal has been made to the Secretary of State against the decision of the County Council's decision to refuse planning permission for Variation of conditions 5, 11 and 18 of planning permission 51471/003 to allow for importation of road planings and the night-time importation and exportation of waste at the above site. The start date, i.e. the date of commencement, or the appeal is 10 June 2019.

- 32.4.3 CALA Homes are to undertake a pre-meeting briefing to Alton Town Council Councillors on Thursday, 27<sup>th</sup> June at 6pm prior to the Public Exhibition to be held in the Community Centre

- 32.4.4 Southampton to London Pipeline application -

The application for development consent was accepted for examination by the Planning Inspectorate on 11 June 2019 and they have advised the following:

*We have received Section 51 advice from the Planning Inspectorate, which we are currently taking on board and making updates to any application documents as may be required.*

*The Relevant Representation period for the application will open on 26 June 2019 and close at 23:59 on 27 July 2019. Attached is a copy of a letter, which will be posted to you*

*on 25 June 2019 along with a USB drive of the updated application documents. We wanted to make you aware of this in advance so you knew when to expect formal notification from us. In the meantime, you can view the application documents as they were submitted on the Planning Inspectorate's website*

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

#### **33.1 Highways**

Councillor Pam Jones advised that she had attended the liaison meeting with Knights Brown and advised the following:

- The diversion routes continue to be flouted
- Concerns raised of the inappropriate speed of vehicles in respect of road conditions
- Phasing of bridge works – discussions are continuing as to potential opening of the northern lane towards Whitedown lane
- Knights Brown did not confirm whether they are still “on plan” for completion of works
- The “tank trap” which had been removed was being looked after in the Knights Brown compound
- There is a 75<sup>th</sup> Anniversary of D Day commemorative jeep convoy recreating General Eisenhower's drive on 5<sup>th</sup> June 1944 which will be passing through Alton this Saturday – it will follow the bridge diversion route on its way from Southwick to Newbury College via Lasham.

##### **33.1.1 (Alton: Old Acre Road) (Temporary Closure) Order 2019**

The Order is necessary to facilitate works at 4 Old Acre Road.

The alternative route for vehicles will be via Old Acre Road, Tower Street, Butts Road, Mount Pleasant Road and vice versa. It is expected that the works will last for approx 3 months or until the works are completed, whichever is the sooner starting on or after the 17 June 2019. Notwithstanding the above, it is expected that the closure will be required for 1 day.

##### **33.1.2 As part of Operation Resilience, (Hampshire County Council's programme to make Hampshire's roads more resilient to the effects of extreme weather and heavy traffic) they have advised of the following works:**

**33.1.2.1** Carriageway resurfacing works on Mounters Lane, Alton, from Winchester Road to the end of the cul-de-sac. Works include resurfacing the turning head at the junction of Winchester Road and Mounters Lane - programmed to start Monday 24<sup>th</sup> June 2019 and are expected to last for 1 day, during which time the road will be closed to vehicular traffic between the hours of 09:30-16:00hrs. Prior to the resurfacing, it will be necessary to carry out vegetation clearance. These works are programmed to start on Monday 17<sup>th</sup> June 2019 and are expected to last for 3 days. The road will be open during evenings and weekends.

**33.1.2.2** Carriageway resurfacing in Grebe Close, from the junction with Gilbert White Way to the end of the loop - programmed to start on Monday 24<sup>th</sup> June 2019 and are expected to last for 2 days. During which time the road will be closed between 09:00 and 16:30hrs.

33.1.3. Anstey Road/Anstey Lane Junction Improvement: Alton Town Council is still awaiting further information from County as to progress on this scheme.

**33.2 Public Transport:**

Up to date user figures have been slow in being published, but in the first four weeks of operation by Community First, the Community Bus project had carried 105 passengers.

**33.3 Station Forecourt Project:**

There is no further update on this project since it was last reported to the Committee in January but it remains the opinion of Alton Town Council that EHDC were cognisant of the requirement that this project should proceed.

**34 Current Public Consultation/Exhibitions**

There are no current public consultations or exhibitions.

The meeting finished at 8.50 p.m.

**PLANNING APPLICATIONS CONSIDERED BY THE  
PLANNING & TRANSPORT COMMITTEE  
WEDNESDAY 19<sup>th</sup> 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)  
**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.  
**The committee continuous it's HOLDING OBJECTION on the  
following points with all other objections having been satisfied by  
the additional information provided by the applicant.**
  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. **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*)**
  4. **Confirmation that the concerns of Sport England have been  
satisfied in respect of flood lighting for the sports facilities**

**And would add the following additional comment:**

**Alton Town Council would wish to see the inclusion of the following  
conditions in respect of the community use of the proposed sports  
facilities should planning consent be given:**

*The facilities will be open to clubs and the public outside of School  
use. This equates to 29 hours/week term time and 74 hours/week  
during 16 weeks/year school holidays. They will be available at a  
'not-for-profit' charge.*



*The development shall not be occupied until a final Community Use Management Plan for the MUGA and sports field has been submitted to and approved in writing, that would secure the following: • The establishment of a Management Committee – including representation from Alton Town Council - within six months of the date of any planning permission being granted; • The development of a practical policy framework for the management and operation of the public facilities during agreed periods of community use; • An affordable pricing structure to ensure that prices would be no greater than similar local authority run facilities in the area; • Equal opportunities of access, in particular to the MUGA;*

*An easy and accessible booking arrangement for casual use and block booking, to be reviewed on an annual basis. Reason -To protect the approved social and community uses in accordance with the development plan*

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.

**STRONGLY OBJECT for the following material reasons:**

1. **The application is in direct conflict with three aspects of EHDC planning policy:**
  - a) **The buildings will be in the countryside outside of the Settlement Policy Boundary**
  - b) **Policy CP19 of the EHDC Local Plan: JCS – it is not proved that there is a need for a countryside location**
  - c) **Policy CP23 clearly states that the gaps between settlements *will* be protected and specifically quotes the gap between Alton and Holybourne as being covered by this policy**
2. **There is substantial evidence of serious flooding in Holybourne to neighbouring properties at the entrance of the site which will be exacerbated by any further development on agricultural land and water run-off as a result will constitute a serious threat and have a significant impact on the neighbouring residential properties as well as secondary and primary school near neighbours. CP25 states that development should be avoided in areas at risk from, susceptible to, or have a history of groundwater flooding. The geology of the land upon which the development is proposed is thus inappropriate given the chalk geology**

3. The parking requirements of TR5 of the Neighbourhood Plan are not satisfied
  4. The proposal states that a footpath diversion “to be submitted” (St. Swithuns Way) but there is no clear indication as to what it is proposed. Alton Town Council strongly objects to any proposal to re-routing of the St. Swithuns Way.
4. 23172/011 Site Address: 49 High Street, Alton, GU34 1AW  
 Proposal: Change of Use from Office B1 to Residential C3.  
**OBJECT for the following material reasons:**  
**The application does not satisfy the requirements of the Alton Neighbourhood Plan in respect of:**  
**TR3 Cycle storage**  
**HO2 storage facilities for household waste**

### 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.  
**NO OBJECTION; however it regrets the retrospective nature of the application.**

### 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  
**NO OBJECTION**
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.  
**NO OBJECTION**

### 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.  
**NO OBJECTION**
2. 54462/001 Site Address: 17 Downs Way, Alton, GU34 1PR  
 Proposal: First floor extension to side  
**OBJECT for the following material reason:**

**There is insufficient information supplied by the applicant to demonstrate that it meets the parking requirements of TR5 of the Alton Neighbourhood Plan for parking.**

### **TREE APPLICATIONS**

1. 54711/006 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  
**NO OBJECTION as per the recommendation of the Tree Warden**
  
2. 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  
**NO OBJECTION as per the recommendation of the Tree Warden**
  
3. 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**

**PLANNING APPLICATIONS TO BE CONSIDERED BY THE  
PLANNING & TRANSPORT COMMITTEE  
WEDNESDAY 17<sup>th</sup> JULY 2019**

**PLANNING APPLICATIONS**

**Notification of Full Planning application**

1. 57035 Site Address: Land at Montecchio Way and, Mill Lane, Alton  
Proposal: Development of a 4.327 sqm retail unit with associated car parking, landscaping and infrastructure
2. 57781 Site Address: Sidford, 61 Anstey Lane, Alton, GU34 2NF  
Proposal: Demolition of existing bungalow and outbuilding and construction of a pair of semi-detached houses
3. 58292 Site Address: 4 Cross and Pillory House, Cross & Pillory Lane, Alton, GU34 1HL  
Proposal: Change of use from retail (Use Class A1) to a pregnancy ultrasound clinic (Use Class D1)

**Notification of Pre-Decision Amendment**

1. 21560/021 Site Address: Alton Convent School, Anstey Lane, Alton, GU34 2NG  
Consultation of Full Planning application. Proposal: Proposed new indoor Tennis hall, erection of Convent Sisters' building, installation of all-weather Astro-turf sports pitch, part change of use of existing Manor House from C2 use (residential institution for Convent accomodation) to D1 use (non-residential institution), and erection of 35 new dwellings (including affordable housing), with associated access, parking, and landscaping.  
**Amendment Details:**  
Additional information and amended plans received.

**Notification of Section 106 Agreement application**

1. 30667/024 Site Address: Alton Sports & Social Club, Anstey Road, Alton, GU34 2RL  
Proposal: Deed of Variation of S106 agreement to 30667/015 - to vary the Mortgagee exclusion clause (clause 9)

**Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a) to a Dwellinghouse (Class C3) Town and Country Planning (General Permitted Development) Order 2015**

1. 38028/005 Site Address: The Old Bakery, 4 Lenten Street, Alton  
Proposal: Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a) to a Dwelling house (Class C3)

## Notification of Householder application

1. 20598/002 Site Address: Highmount, 1 Basingstoke Road, Alton, GU34 1QB  
Proposal: Single and two storey rear extensions, new detached garage and installation of new vehicle and pedestrian access (revision to that approved under 2598/001)
2. 29473/003 Site Address: 11 Complins, Holybourne, Alton, GU34 4EH  
Proposal: Single storey extension to front
3. 30283/003 Site Address: 17 Old Odiham Road, Alton, GU34 2EJ  
Proposal: Conversion of roof space to habitable accommodation, installation of velux windows to front and dormer to rear
4. 33034/001 Site Address: 55 Mount Pleasant Road, Alton, GU34 2RP  
Proposal: Two storey side extension
5. 33920/009 Site Address: Wilsom Farmhouse, 60 Wilsom Road, Alton, GU34 2SP  
Proposal: Detached double garage (part retrospective consent)
6. 38003/004 Site Address: 15 Whitedown, Alton, GU34 1LX  
Proposal: Single storey rear extension
7. 38985/003 Site Address: 1 Will Hall Farm, Basingstoke Road, Alton, GU34 1QL  
Proposal: New dormer to rear and roof lights to front and rear
8. 51985/001 Site Address: 11 Beechwood Road, Alton, GU34 1RL  
Proposal: Single storey extension to front/side
9. 58076 Site Address: 1 New Barn Lane, Alton, GU34 2RU  
Proposal: Single storey extension to side and alterations to fenestration.
10. 58252 Site Address: 49 Pound Gate, Alton, GU34 2HL  
Proposal: Attached dwelling
11. 58322 Site Address: Spring Cottage, 204 London Road, Holybourne, Alton, GU34 4HU  
Proposal: Single storey rear extension, dormer to rear and conversion of roof space to habitable accommodation, crossover and car parking space after demolition of existing rear extension

## 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. 33768/002 Site Address: 42 Curtis Road, Alton, GU34 2SD  
Re: Application for consent for Works to trees subject to a Tree Preservation Order  
Proposal: T1 Common Ash - Fell  
**Awaiting the comments of the Tree Warden**
3. 49224/001 Site Address: 2 Chauntsingers Road, Alton, GU34 2DX  
**Re: Notification of intention to carry out Works to trees within a Conservation Area**  
Proposal: T1 Ornamental Cherry in front garden - Fell  
**NO OBJECTION as per the recommendation of the Tree Warden**
5. 53107/003 Site Address: 8 Butts Road, Alton, GU34 1NE  
**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**
6. 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**
7. 55510/006 Site Address: Land West of, Tanhouse Lane, Alton (Flood Meadows)  
Re: Application for consent for Works to trees subject to a Tree Preservation Order  
Proposal: Ash - Fell, dieback disease in terminal decline  
**NO OBJECTION as per the recommendation of the Tree Warden**
8. 58320 Site Address: 11 Vaughans, Alton, GU34 2SQ  
**Application for consent for Works to trees subject to a Tree Preservation Order**  
Proposal: 6 x Fir Trees at the bottom of the garden overhanging Windmill Hill - Crown lift to 5.2 metres over the highway and remove deadwood  
**NO OBJECTION as per the recommendation of the Tree Warden**

### LICENCING

1. Tables & Chairs Pavement Licence  
Coffee Cherry, 3D Normandy Street, Alton  
Area to be licensed: Shop front with 1 table and 2 chairs – 1.5 sqm  
Hours: Mon-Fri 0800-1800 hrs  
Saturday 0900-1800 hrs  
Sunday 0900-1700 hrs