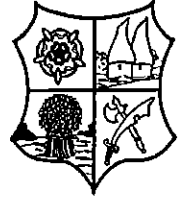


ALTON Town Council



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Town Hall
Market Square
Alton
Hampshire
GU34 1HD

Town Clerk: Mrs Leah Coney

7th August 2019

Dear Councillor

YOU ARE HEREBY SUMMONED to a meeting of the **PLANNING AND TRANSPORT COMMITTEE** which will be held on **Wednesday, 14th August 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 6.00pm by SSEN representatives in respect of utilities work in Alton.

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 14th AUGUST 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, 17th July 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 **including:**
 1. **Hampshire Highways – EH623 Victoria Road – Drainage Maintenance (letter attached)**
 2. **EHDC Traffic Regulation Order Proposals: Mill Lane, Newman Lane, Caker Stream Road and Dickers Lane (full proposal attached)**
9. Current Public Exhibition/Consultations:

Date of Next Meeting – 11th September 2019

information and ensure local communities are engaged and aware from the early stages. The results of the consultation will inform the council's decision as to which areas will be included in the Local Plan. The council will not be taking comments on polices and sites not included as part of this consultation.

There will be a briefing ahead of the start of the consultation.

The Town Clerk also noted that an Alton Neighbourhood Plan Monitoring Group meeting would be held in August to consider progress with the existing Action Plan points.

56 Applications

56.1 **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.

56.2 **Tree 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.

56.3 **Licencing 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.

56.4 Other correspondence/reports/information:

56.4.1 Application 23172/011 Change of Use from B1 to Residential C3, 49 High Street, Alton GU34 1AW. East Hampshire District Council have advised that whilst the Town Council lodged an objection to this application it was granted planning permission.

57 To consider any matters or reports pertaining to Highways/ Parking/Public Transport, Housing and Street naming.

57.1 Highways

As part of Operation Resilience, Hampshire County Council's they have advised of the followings works to be carried out:

1. Carriageway resurfacing works on Newman Lane along its entire length from its junction with Mill Lane.

The resurfacing works are programmed to start 22nd July and are expected to last for 5 nights. During which time, the road will be closed to vehicular traffic from approximately 19:00 to 05:00hrs. The road will be open during the day.

2. Carriageway Resurfacing works on Church Street, Alton between the junctions of Normandy Street to outside the Quakers Meeting House.

The work is programmed for 29th July 2019 and is estimated to take 5 nights to complete. In order to undertake the works safely it will be necessary to close the road. Due to the impact the closure will have on traffic and to minimise disruption, it is necessary to carry out this work at night between the hours of 20:00 to 06:00hrs.

Information signs advising road users of the works will be erected prior to the start of works. A letter will be sent to local residents and businesses and an email will be sent to Alton Town Council and East Hants District Council to advise them accordingly.

3. Councillor Crossley commented that there have been increasing problems at the entrance to the Barley Fields development with cars parking for school pick up and drop off. It is understood that Eggar's are promoting the Barley Fields car park as an overflow for the Park and Stride at Anstey Park but is actually being used by many parent instead of the Park and Stride, with cars parking all the way along the main spine road to the development as the car park has only a limited number of spaces. The Clerk advised that the Residents Association write to Eggar's School to ensure that next term the Park and Stride at Anstey Park is utilised properly; the main car park has ample parking and a dedicated path has been laid to link up the park to the main footway. If the situation cannot be resolved, residents would have to consider asking HCC to make the main spine road on the Barley Fields estate a no parking zone with double yellow lines, if the school parking is compromising safety of road users.

57.2 **Public Transport:**

Councillor Titterington noted that the Wooteys and Eastbrooke Community Bus has carried out 80 passenger trips during June.

57.3 **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.

57.4 **Street naming:**

Crest Nicolson have written to request suggestions for street naming for the new Treloar Hospital Development. In consulting with Jane Hurst, she has producing a list of names of tenant farmers who managed the site from 1722 onwards. The site itself was owned by the Knight Family of Chawton. It was therefore suggested that the name "Knight" be considered for the main spine road with the list of tenant farmers being passed to Crest as suggestions for the cul-de-sac roads.

58 **Current Public Consultation/Exhibitions**

There are no current public consultations or exhibitions.

The meeting finished at 8.32 p.m.

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

PLANNING APPLICATIONS

Notification of Full Planning application

1. 35211/003 Site Address: Nationwide Building Society, 29 High Street, Alton, GU34 1BS
Proposal: Preparation and decoration of existing shopfront and replacement of existing ATM and surround\
NO OBJECTION

2. 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
OBJECTION.

Members do not have any concern over the principle of development and indeed the potential positive impact of the economic opportunity offered by way of additional employment for local people, however, it is lamentable that this application is in an out of town location, drawing people away from shopping in the town centre. As such, this proposal can only be sustainable if it addresses a number of concerns around accessibility. Additionally, the out of town location provides an opportunity to make a positive environmental impact given the position of the site.

Accessibility. As an out of town site the application lacks adequate parking provision. If the site cannot support more parking then the Town Council would strongly urge EHDC to insist upon a significant contribution to community transport to help mitigate the impact of this and provide a more environmentally friendly way of accessing the site. In addition, whilst the applicant states there is a pedestrian access to Holybourne not far from the site entrance, this is an unlit muddy path far from the main estates. It is absolutely vital that this application makes provision for a formal pedestrian and cycle path (already informally made by local residents) from the site entrance to Montecchio Way and round to the bus stop by the traffic lights before Eggars School. Without this there is a strong reliance on the private car, demand for which may not be met with the under provision of parking on site. Additionally there appeared to be no information provided as to the location and quantity of cycle parking within the proposals.

Environmental Impact. As a south facing site this application should make efforts to utilise solar energy where possible and the installation of PV panels would assist. Taken with the measures recommended above for accessibility, helping people access the site on foot, by bicycle and by bus will all help reduce the carbon impact of the development. We feel that all of the suggestions made are viable and deliverable and would overcome the objections raised.

3. 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
NO OBJECTION
4. 58252 Site Address: 49 Pound Gate, Alton, GU34 2HL
Proposal: Attached dwelling
NO OBJECTION
5. 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)
NO OBJECTION

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 accommodation) 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.
OBJECTION. There additional information has not materially changed the application and the Town Council Objection remains.
2. 58278 Site Address: 43 Plovers Way, Alton, GU34 2JJ
Consultation of Householder application.
Proposal: Conversion of roof space with dormer windows and rooflight
Amendment Details: Amended plans and description received 11/07/2019)
NO OBJECTION

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)
NO OBJECTION

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) 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) **OBJECTION**

Members would like the case officer to confirm that this change of use is within that allowed by the General Permitted Development Order. Whilst it is regrettable that no parking has been provided for the proposed residential dwelling, the main concern is that there is no provision made for waste storage and removal which is therefore not compliant with the ANP. This gives grounds for concern over whether this change of use should be carried out as permitted development.

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)
NO OBJECTION
2. 29473/003 Site Address: 11 Complins, Holybourne, Alton, GU34 4EH
Proposal: Single storey extension to front
NO OBJECTION
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
NO OBJECTION
4. 33034/001 Site Address: 55 Mount Pleasant Road, Alton, GU34 2RP
Proposal: Two storey side extension
NO OBJECTION
5. 33920/009 Site Address: Wilsom Farmhouse, 60 Wilsom Road, Alton, GU34 2SP
Proposal: Detached double garage (part retrospective consent)
NO OBJECTION although we regret the retrospective nature of the application
6. 38003/004 Site Address: 15 Whitedown, Alton, GU34 1LX
Proposal: Single storey rear extension
NO OBJECTION
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
NO OBJECTION
8. 51985/001 Site Address: 11 Beechwood Road, Alton, GU34 1RL
Proposal: Single storey extension to front/side
NO OBJECTION
9. 52260/003 Site Address: 1 Knights Way, Alton, GU34 1PJ
Proposal: Single storey extension to front, replace existing side garden

wall with a new laurel hedge with 6ft high close boarded fence behind and provision of two new parking spaces and dropped kerb
NO OBJECTION

10. 58076 Site Address: 1 New Barn Lane, Alton, GU34 2RU
Proposal: Single storey extension to side and alterations to fenestration.
OBJECTION. There is no indication that the application is compliant with ANP Policy TR5 as there is no parking identified within the submitted plans.
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
NO OBJECTION

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. 34277/006 Site Address: 46 Curtis Road, Alton, GU34 2SD
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: 1) Sycamore (shown marked A on plan). Crown reduction by approx. 3.5 metres. Cutting back branch growth to the south and west aspect as indicated on the image 1. 2) Sycamore (shown marked B on plan, image 2). Crown reduction by approx. 2.5 metres. Cutting back branch growth to the north, east and south aspect. Foliage on tree B and tree C are now touching each other. 3) Sycamore (shown C on the attached plan, image 3) Crown reduction by 2.5 metres. Cutting back branch growth to the north and east aspect. Foliage on tree C and tree B are now touching each other.
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
OBJECTION. Whilst Members find the endeavours of the applicant commendable in business terms, having now been out on site they can see that this proposal may be problematic given the width of the pavement and the nearby road sign which would mean that customers may block the path with their chairs or prevent free passage of scooters and pushchair. As a result members regretfully, lodge an objection to this application.

**PLANNING APPLICATIONS TO BE CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 14th AUGUST 2019**

PLANNING APPLICATIONS

Notification of Full Planning application

1. 32489/004 Site Address: 32 New Odiham Road, Alton, GU34 1QD
Proposal: A pair of semi-detached dwellings with habitable accommodation in roof space

2. 58003 Site Address: Kingdom Hall Of Jehovah's Witnesses, London Road, Holybourne, Alton, GU34 4EL
Proposal: Modification of rear roof, new doors and windows, new glazed entrance porch and boundary wall panel.

Notification of Outline Planning Permission application in a Neighbouring Parish.

1. 49776/004 Site Address: Land at Lynch Hill, Mill Lane, Alton
Proposal: Outline Application - (Some matters reserved) Development of up to 7ha of employment land (use classes B1a, B1c, B2 and B8) with associated access (submitted for detailed approval) and green infrastructure.

Notification of Pre-Decision Amendment

1. 33034/001 Site Address: 55 Mount Pleasant Road, Alton, GU34 2RP
Consultation of Householder application.
Proposal: Two storey side extension and front open porch (amended description received 29/7/19)
Amendment Details: Amended description received 29/7/19.

Notification of Lawful Development Certificate proposed application

1. 58278/001 Site Address: 43 Plovers Way, Alton, GU34 2JJ
Proposal: Lawful development certificate proposed - loft conversion to include dormer with four windows

Notification of Householder application

1. 27441/005 Site Address: Bethany, 43 Church Lane, Holybourne, Alton, GU34 4HD
Proposal: Detached garage to side, removal of existing chimney and replace with an external flue, dormer to first floor front elevation and orangery to front following demolition of existing conservatory.

2. 32957/006 Site Address: Lenten Cottage, 33 Lenten Street, Alton, GU34 1HE
Proposal: Garden shed after demolition of existing

3. 39072/002 Site Address: 18 Highridge, Alton, GU34 1QW
Proposal: Replacement decking to rear

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. 33440/005 Site Address: Butts House, 64 The Butts, Alton, GU34 1RD
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: Conifer- (Behind Garage) Crown lift branches off garage roof to give 0.6 metres clearance. Two conifers - (to right of garage) Cut to ground level, to allow more light into garden and stop damage to garage roof.
Awaiting the comments of the Tree Warden
4. 34277/006 Site Address: 46 Curtis Road, Alton, GU34 2SD
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: 1) Sycamore (shown marked A on plan). Crown reduction by approx. 3.5 metres. Cutting back branch growth to the south and west aspect as indicated on the image 1. 2) Sycamore (shown marked B on plan, image 2). Crown reduction by approx. 2.5 metres. Cutting back branch growth to the north, east and south aspect. Foliage on tree B and tree C are now touching each other. 3) Sycamore (shown C on the attached plan, image 3) Crown reduction by 2.5 metres. Cutting back branch growth to the north and east aspect. Foliage on tree C and tree B are now touching each other.
NO OBJECTION as per the recommendation of the Tree Warden
5. 38194/004 Site Address: 38 Vicarage Road, Alton, GU34 1NZ
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T1 - Beech Tree - Fell to ground level
Awaiting the comments of the Tree Warden
6. 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

7. 53594/001 Site Address: 59 Kings Road, Alton, GU34 1PX
Re: Application for consent for Works to trees subject to a Tree Preservation Order
 Proposal: Yew (T2) - Crown clean and thin by maximum of 15%. Tip reductions on house side by no more than 1m to allow more light in and to prevent future growth too close to the house.
Awaiting the comments of the Tree Warden
8. 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
9. 56180/001 Site Address: Open Space at, Twitchens Road, Holybourne, Alton
Re: Application for consent for Works to trees subject to a Tree Preservation Order
 Proposal: T6 Sycamore - Crown reduce by 2m to leave a finished height of 14m and spread of 9m, T7 Ash - Crown reduce by 5m to leave a finished height 11m and spread of 4m, T10 Oak - Crown reduce by 5m to leave a finished height of 12m and spread of 10m
Awaiting the comments of the Tree Warden
10. 58348 Site Address: 17A London Road, Holybourne, Alton, GU34 4EG
Re: Application for consent for Works to trees subject to a Tree Preservation Order
 Proposal: To carry out crown thinning on 1 mature (T1) and 1 small (T2) Sycamore overhanging from 17A London Road up tp 30%. Also Crown Lifting by removing the lower branch on (T1) as identified photograph
Awaiting the comments of the Tree Warden