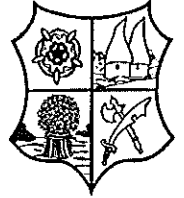


# ALTON Town Council



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Town Hall  
Market Square  
Alton  
Hampshire  
GU34 1HD

Town Clerk: Mrs Leah Coney

4<sup>th</sup> September 2019

Dear Councillor

YOU ARE HEREBY SUMMONED to a meeting of the **PLANNING AND TRANSPORT COMMITTEE** which will be held on **Wednesday, 11<sup>th</sup> September 2019 at 7:00pm at the Town Hall, Alton** when the under mentioned business will be transacted.

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 11th SEPTEMBER 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, 14<sup>th</sup> August 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 discussion on 20 mph zones – supplementary papers refer** [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/63975/circular-01-2013.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/63975/circular-01-2013.pdf)
9. Current Public Exhibition/Consultations:

**Supplementary papers refer:**  
Notice of Consultation on the East Hampshire Local Plan (Large Development Sites Consultation) This Local Plan Large Development Sites is available for public consultation for a period of six weeks between 3 September 2019 and midnight 15 October 2019.

Date of Next Meeting – 9<sup>th</sup> October 2019



*year's programme. The new programme will be agreed next March and then investigated in the new financial year."*

## 82 Local Plan / Neighbourhood Plan

1. The Town Clerk advised that an Alton Neighbourhood Plan Monitoring Group meeting was held on 9th August at which consideration was given to the progress made with the existing Action Plan points. A full update of the outcome from the meeting had been circulated to all councillors and posted on the Alton Town Council website. The Group consists of Councillors Pam Jones and Graham Hill, Mike Heelis, David Allan and the Town Clerk.
2. EHDC have published the responses received to the Draft Local Plan – details of the link and its content is available at

<https://www.easthants.gov.uk/sites/default/files/documents/Summary%20of%20Responses%20to%20draft%20Local%20Plan%20Consultation%20%28Reg%2018%29.pdf>

## 83 Applications

- 83.1 **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.**

- 83.2 **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.**

- 83.3 **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.**

- 83.4 Other correspondence/reports/information:

83.4.1 EHDC have advised that prior approval is required and planning permission granted in respect of planning application 38028/005 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 three flats (Class C3) (description corrected 26/7/2019). It was noted by EHDC that The Town Council had objected on the ground as submitted to EHDC.

83.4.2 EHDC have advised that they are continuing to speak with the owner of The Balti House in Market Street following the installation of extraction flues without planning permission.

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

84.1 **Highways**

84.1.1 Hampshire Highways (Operation Resilience) have advised of drainage maintenance works being carried out in Victoria Road between Normandy Street and Littlefield Road. Works are programmed to start Monday 12<sup>th</sup> August and are expected to last for 5 days. In order to undertake the works safely the road will be closed during the hours of 8.30 a.m. to 5.00 p.m. Local residents affected by the closure have been issued with a letter that can be displayed in their car windscreen authorising parking in the St Lawrence Road car park without charge during the period the works are taking place.

**NOTED**

84.1.2 EHDC have consulted on their Traffic Order Proposals for Papermill Lane seeking comment from Alton Town Council. Full details of these proposals had been published as part of the Agenda papers.

The Committee had no further comment to make to the proposals.

**NOTED**

84.2 **Public Transport:**

84.2.1 Stagecoach have issued the following response regarding the 65 bus service.

*“Please reassure everyone the 65 will continue. We may be doing some minor timing changes to aid punctuality but there any no major changes or reviews under way or planned.”*

84.2.2 Cllr Graham Titterington tabled the following update regarding the Community Bus Service currently being trialled.

*The AEWRA steering committee met yesterday to review the bus service. Regrettably they could not see a way to a viable future for the service and decided that it would end in its current form at the end of August. They expressed a wish that a larger Alton Community bus project may be able to pick up the pieces at a future date. The passenger figures for the service so far are:*

*April 25, May 89, June 80, July 88, August (to Aug 10<sup>th</sup>) 60 – total 342.*

*About 80% of the journeys and 65% of the cost relates to the Saturday service*

84.3 **Station Forecourt Project:**

There is no further update on this project since it was last reported to the Committee but it remains the opinion of Alton Town Council that EHDC were cognisant of the requirement that this project should proceed. The Town Clerk advised that a Community Group has

recently been established to explore the Network Rail's "Adopt a Station" scheme and Alton Town Council are awaiting further information at this stage.

## 85 Current Public Consultation/Exhibitions

1. EHDC have issued the Notification of Publicity of the Beech Neighbourhood Development Plan under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012: Responses are required between Monday, 22<sup>nd</sup> July and Monday 2<sup>nd</sup> September.
2. EHDC have advised of the following drop in sessions for "Have your say on Large Development Sites in East Hampshire and help shape the Local Plan".

Six drop-in events in September:

**Alton Assembly Rooms Tue 3 Sept 4-7pm**

Barton Hall, Horndean Sat 7 Sept 10am-2pm

**Alton Assembly Rooms Sat 14 Sept 10am-2pm**

Forest Community Centre, Bordon Thu 19 Sept 4-7pm

Barton Hall, Horndean Mon 23 Sept 4-7pm

Forest Community Centre, Bordon Sat 28 Sept 10am-2pm

The consultation runs from 3 September – 15 October 2019

The meeting finished at 8.02 p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE  
PLANNING & TRANSPORT COMMITTEE  
WEDNESDAY 14<sup>th</sup> 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  
**OBJECT for the following material reasons:**
  1. **The proposal would result in an undesirable and unacceptable form of backland development such that the proposed dwellings would have an adverse effect upon the character of the area in general and the amenities, outlook and privacy of the occupiers of the adjacent residential properties.**
  2. **There appears to be insufficient parking provided for the existing property and the 2 new properties and therefore the proposal is not compliant with the requirements of TR5 of the Alton Neighbourhood Plan**
  3. **There is no provision within the development to allow access for emergency vehicles to the proposed development.**
  
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.  
**NO OBJECTION**

**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.  
**OBJECT for the following material reasons:**
  1. **The proposed access would cause significant harm to the verdant gateway to the town, by reason of loss of vegetation, cutting into the chalk hillside and its urbanisation effect in the countryside. The proposal would be contrary to Policy CP20 the East Hampshire District Local Plan: Joint Core Strategy and advice contained within the NPPF.**
  2. **It is noted that the application is accompanied by an Ecological Assessment (ECOSA, January 2017) and as**

such the Planning Authority should request that the ecologist provides a statement demonstrating that the findings of the January 2017 report remain valid: In addition. The proposal should incorporate updated ecological information in relation to hazel dormice and other ecological receptors.

3. Alton Town Council is not satisfied the access onto Montecchio Way, with limited distance to the nearby A31 Junction and the existing Mill Lane and Montecchio Way junction, would not result in a severe impact on highway safety. This, in turn, would be contrary to Policy CP31 of the East Hampshire District Local Plan: Joint Core Strategy and advice contained within the NPPF.

The modelling provided in reference to the capacity of the Montecchio Way / Mill Lane junction illustrates only 0.9% reserve capacity in the junction if the Lynch Hill and Tesco development are built out. The Tesco development as it was referred to, is now a live application for Lidl for which highways have submitted an objection. This site is adjacent to the Lynch Hill development. New development should be seeking to create increased capacity at junctions with a minimum 10% reserve capacity not reduce the current capacity as illustrated in the Calibro study. Additionally there is now a fully designed scheme to add a further set of traffic lights at the Anstey Road / Anstey Lane junction which would bring the total sets of lights within this approach into the town from the A31 to 4. We strongly request that a linked junction modelling study is therefore undertaken rather than the isolated junction modelling provided by LINSIG. The ARCADY modelling for the A31/ Montecchio Way junction also requires further investigation as the queue lengths in reality do not reflect the isolated information used in this modelling.

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

### **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  
**NO OBJECTION**



## Notification of Advertisement Consent application

1. 58003/001 Site Address: Kingdom Hall Of Jehovahs Witnesses, London Road, Holybourne, Alton, GU34 4EL  
Proposal: Display of illuminated signs, 1 building fascia sign and 1 panel sign on site boundary  
**OBJECT for the following material reasons:**  
**The proposed advertisements by reason of their form, illumination, materials and location would detract from the visual amenity of the locality to the detriment of its character and appearance contrary to Policy GS5 and Environment policies of the EHDC Local Plan.**

## Town and Country Planning (Environmental Impact Assessment) Regulations 2015

1. HCC/  
SD/EH141 Scoping Opinion for Re-develop the existing Material Recycling Facility (MRF) and Waste Transfer Station (WTS) at Land Off the A31 Nr Holybourne, Alton  
**NOTED**

## 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.  
**NO OBJECTION**
2. 32957/006 Site Address: Lenten Cottage, 33 Lenten Street, Alton, GU34 1HE  
Proposal: Garden shed after demolition of existing  
**NO OBJECTION**
3. 39072/002 Site Address: 18 Highridge, Alton, GU34 1QW  
Proposal: Replacement decking to rear  
**NO OBJECTION**
4. 39369/002 Site Address: 17 Vindomis Close, Holybourne, Alton, GU34 4HL  
Proposal: Two storey side extension following demolition of existing conservatory. Changes to fenestration on front elevation and porch extension.  
**NO OBJECTION**

## TREE APPLICATIONS

1. 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**

2. 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.  
**NO OBJECTION as per the recommendation of the Tree Warden**
  
3. 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  
**NO OBJECTION as per the recommendation of the Tree Warden**

**PLANNING APPLICATIONS TO BE CONSIDERED BY THE  
PLANNING & TRANSPORT COMMITTEE  
WEDNESDAY 11<sup>th</sup> SEPTEMBER 2019**

**PLANNING APPLICATIONS**

**Notification of Full Planning application**

1. 21560/022 Site Address: Alton Convent School, Anstey Lane, Alton, GU34 2NG  
Proposal: Single storey building for use as a school cafe following demolition of calving shed
2. 54936/003 Site Address: Bon Bon, 70 Normandy Street, Alton, GU34 1DE  
Proposal: Change of use from retail (A1) and 1 flat to four residential units and two storey extension to rear.
3. 58205/001 Site Address: 62 Anstey Lane, Alton, GU34 2NH  
Proposal: Widen of existing path to front/side of dwelling, raising step height to be flush with threshold. Installation of new concrete ramp/footpath from edge of new landing extending across and marrying up to existing footpath.

**Notification of Householder application**

1. 49714/001 Site Address: 48 Wentworth Gardens, Alton, GU34 2BJ  
Proposal: Two storey side and single storey rear extensions
2. 51570/001 Site Address: Sandby, 26 Borovere Lane, Alton, GU34 1PB  
Proposal: Two storey extension to side

**TREE APPLICATIONS**

1. 24252/036 Site Address: Borovere Residential Home, 10 Borovere Lane, Alton, GU34 1PD  
Re: Application for consent for Works to trees subject to a Tree Preservation Order  
Proposal:
  - 1) Sycamore (T008) - Remove lowest torn branch with a diameter of circa. 50mm.
  - 3) Copper Beech (B) - Remove the lowest branch extending northwards displaying evidence of mechanical damage and the second lowest branch extending northwards that has failed at the stem. Both branches have a diameter of circa. 150mm.
  - 4) Horse Chestnut (D) - Fell. Poor form and condition. replacement - tree heavy standard Field Maple**Awaiting the comments of the Tree Warden**
2. 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: TI - Beech Tree - Fell to ground level  
**OBJECT as per the recommendation of the Tree Warden**

3. 38573/003 Site Address: 7 Huntsmead, Alton, GU34 2SE  
**Re: Application for consent for Works to trees subject to a Tree Preservation Order**  
Proposal: T1 Sycamore in rear garden - Reduce crown height by 11 metres and crown width by 4 metres leaving a finished crown height of 11 metres and a finished crown width of 4 metres  
**Awaiting the comments of the Tree Warden**
4. 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 to 30%. Also Crown Lifting by removing the lower branch on (T1) as identified photograph  
**NO OBJECTION as per the recommendation of the Tree Warden**

**Planning &  
Transport Committee**

**11<sup>th</sup> September 2019**

**SUPPLEMENTARY  
PAPERS**

## PLANNING & TRANSPORT COMMITTEE

WEDNESDAY, 11<sup>TH</sup> SEPTEMBER 2019

### AGENDA ITEM 8

FOR DECISION

#### HIGHWAYS – 20 MPH ZONES

Members are asked to consider the merits of seeking 20 mph zones in various locations across the town following an approach from Ackender Road Residents Association to District Councillor Platt which in turn has been forwarded to the Chair of this committee. The details of the request from the Residents Association for debate by this committee is as follows:

*“Somehow the view has taken root that Hampshire County Council is not prepared to consider new requests for 20 mph schemes. This is a misconception. There is a technical difference between '20 mph limits' and '20 mph zones'. The difference is explained in the Department for Transport's circular 01/2013 ("Setting Local Speed limits"), section 6.1.*

*In its 'Review of Residential 20 Pilot Programme' 5th June, 2018, HCC decided not to introduce any more 20 mph speedlimits unless there was evidence of injury accidents caused by speed. (This in itself is astonishing because HCC claims to be following DfT guidance, but that guidance requires authorities to take account of many other factors apart from accidents.)*

*The Ackender Road Residents' Association (ARRA) wishes to see the current Town Centre 20 mph zone, which currently, and tantalisingly, has one of its boundaries a few metres into the northern end of Ackender Road, fully extended to include the whole road, as well as Queens Road and the other roads covered by the local TRO.*

*The other factors that the DfT requires councils to consider, such as whether a road is primarily residential, road geometry, road environment, composition of road users, etc. are of significance. The DfT guidance also mentions giving different weighting to all of these factors, for urban roads.*

*Ackender Road is overwhelmingly residential, probably the town's most populous. Its geometry includes a severe bend, a significant incline, four internal road junctions, T-junctions at both ends. The composition of road users is especially complex: with heavily used pedestrian crossing points in 4 locations, plus a designated cycle route across it.*

*We now plan to organise a petition, in conjunction with people in neighbouring roads to show support for an extension of the current 20 mph zone. It is our intention that this should be presented to the county council, but obviously it would carry very significant weight if the Alton Town Council were to consider it first and give its formal backing. To this end we plan to attend the meeting of the Town Council's Planning and transportation committee on October 5th and the full council on October 30th.*

*I know you already understand the level of feeling about traffic issues in our road, and are also concerned about road safety. It would be very useful if you could let me have your comments at this stage, before we proceed further.”*

Members are directed to the relevant web link in order to provide the background information as referenced in the above communication.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/63975/circular-01-2013.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/63975/circular-01-2013.pdf)

The Committee is invited to consider whether it wishes to make representation to Hampshire County Council Highways for consideration to be given to requesting either:

(i) the implementation of various 20 mph zones in various residential roads within the town

Or

(ii) the implementation of a total 20 mph zone across the whole of Alton

## **AGENDA ITEM 9**

## **FOR INFORMATION**

### **CURRENT PUBLIC CONSULTATIONS: EHDC DRAFT LOCAL PLAN**

#### **Notice of Consultation on the East Hampshire Local Plan (Large Development Sites Consultation)**

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council is consulting on the new Local Plan 2017-2036. The new Local Plan 2017-2036 provides a policy framework for planning and development for the areas of the district that lie outside of the South Downs National Park.

The Council invites you to make representations in regard of the scope, subject and contents of the Local Plan.

The consultation focusses on 10 strategic sites which could be allocated in the new Local Plan in line with its emerging spatial strategy. Comments are being sought on each of the sites to help inform decision about which sites to allocate within the Proposed Submission Local Plan (Regulation 19).

**This Local Plan Large Development Sites is available for public consultation for a period of six weeks between 3 September 2019 and midnight 15 October 2019.**

Consultation documents and comment forms can be found and completed online via the Council's consultation page at <http://www.easthants.gov.uk/draft-local-plan>.

Where possible, comments should be submitted electronically via our online portal: <https://easthants.oe2.uk/>. Where this is not possible comments can also be emailed to [localplan@easthants.gov.uk](mailto:localplan@easthants.gov.uk) or posted to Planning Policy East Hampshire District Council, Penns Place, Petersfield, Hampshire, GU31 4EX

EHDC have advised of the following drop in sessions for "Have your say on Large Development Sites in East Hampshire and help shape the Local Plan".

Six drop-in events in September:

**Alton Assembly Rooms Tue 3 Sept 4-7pm**

Barton Hall, Horndean Sat 7 Sept 10am-2pm

**Alton Assembly Rooms Sat 14 Sept 10am-2pm**

Forest Community Centre, Bordon Thu 19 Sept 4-7pm

Barton Hall, Horndean Mon 23 Sept 4-7pm

Forest Community Centre, Bordon Sat 28 Sept 10am-2pm

Members are asked to note the Consultation currently in progress.