

ALTON Town Council



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Town Hall
Market Square
Alton
Hampshire
GU34 1HD

Town Clerk: Mrs Leah Coney

12th May 2021

Dear Councillor,

YOU ARE HEREBY SUMMONED to a meeting of the **PLANNING AND TRANSPORT COMMITTEE** which will be held on **Wednesday, 19th May 2021 at 7.00pm** when the under mentioned business will be transacted.

Please be advised that the Planning and Transport Committee Meeting will be held in the Town Hall, but only members of the Committee will be meeting in person with all other councillors who wish to attend required to dial in (details and code required will be provided) to consider the planning applications which require the Town Council's response at this time.

Members of the public are advised that as the committee only will be meeting in person and that if they wish to participate, they will need to apply to the Town Clerk by e-mail to townclerk@alton.gov.uk for a log-in code or to submit any comments or representations by post to be received no later than noon on Tuesday, 18th May 2021.

Yours faithfully

LConey

Mrs Leah Coney
Town Clerk

To: Councillor **Graham C Titterington** - **Chairman**
 Ginny Boxall
 Gideon Cristofoli
 Paul Crossley
 Amanda S Durley
 Pam Jones
 Christopher Lawrence
 Richard Platt

Copied to all other Councillors for information

PLANNING & TRANSPORT COMMITTEE

WEDNESDAY 19th MAY 2021

TOWN HALL, MARKET SQUARE, ALTON AT 7:00PM

AGENDA

1. Chairman's Announcements.
2. Apologies for absence
3. Minutes - to approve the minutes of the meeting held on Wednesday, 21st April 2021
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. 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 including:
7. To consider any matters or reports pertaining to Highways, Parking, Public Transport, Housing, Street Naming and any Current Public Exhibition/Consultations **including Martin Grant Homes letter to residents re details of resurfacing works to Edith Drive entrance and redressing of verge on Gilbert White Way following removal of temporary entrance**

Date of Next Meeting – 19th May 2021

wish in order to address the committee in person. As previously advised to Councillor Platt it is an HCC bench so Alton Town Council can lobby but not action and further suggested that if the resident wanted them removed there would have to be a public consultation because they are very popular with other residents.

Councillors all agreed that the re-instatement of the EHDC Community Partnership meetings needs to take place as soon as possible and Councillor Platt is to raise this at District level.

2. Notification from a member of the public drawing the council's attention to a Facebook posting in which the proprietor of The Twisted Tea Cup & Bistro was requesting people to support a petition to amend The Twisted Teacup Licence to operate until 10.30 p.m. from the back garden area of the premises.

253 Applications

- 253.1 **Planning Applications:** On the proposal of Councillor Graham Titterington seconded by Councillor Gideon Cristofoli it was

RESOLVED

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

- 253.2 **Licencing Applications:** On the proposal of Councillor Graham Titterington seconded by Councillor Gideon Cristofoli it was

RESOLVED

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

- 253.3 **Tree Applications:**

Tree applications are currently only NOTED.

- 254.4 **Other correspondence/reports/information:**

254.4.1 A Pavement Licence application had been received today for The Market Hotel for tables and chairs in the Market Square. The Town Clerk will circulate to councillors for responses by Monday. Officers will then submit a response to Licencing on behalf of Alton Town Council within the required timeframe for comments.

254.4.2 EHDC have notified of receipt of a Planning Appeal in respect of planning application 34677/002:

Planning Inspectorate Reference: APP/M1710/W/21/3270887.

Appeal by: Mr & Mrs Peter and Suzhanna McGuigan

Location: Cleveland, 11 Basingstoke Road, Alton, GU34 1QB

Proposal: Detached 2-bedroom split-level house, new driveway access from Princess

Drive (dropped kerb already in place) following demolition of existing double garage & workshop.

Appeal start date: 13 April 2021.

255 To consider any matters or reports pertaining to Highways/ Parking/Public Transport, Housing, Street Naming and any current Public Exhibitions/Consultations

255.1 Hampshire County Council have advised that as part of the annual programme of works being undertaken by Operation Resilience, they will be undertaking drainage cleansing and survey works on the A31 Alton Bypass, Alton, from the Holybourne roundabout to the Chawton roundabout.

The second phase of these works started on Tuesday 6th April 2021 and will take up to 3 weeks to complete, and will be carried out under lane closures between 20:00 – 06:00hrs each night (week nights only).

Following the completion of these works HCC will be undertaking carriageway resurfacing of this section of road, including the slip roads to B3006 Selbourne Road.

The resurfacing works are currently programmed to start on Friday 30th April 2021 and estimated to take up to 7 weeks to complete. Due to the nature of the work and for safety reasons, it is necessary to carry out the works under road closures between 20:00 – 06:00hrs each night (week nights only). The closures will be phased to reduce impact on the travelling public.

255.2 There was no update on the progress of the Anstey Road and Anstey Lane junction works, but the roads were now open albeit under traffic light control.

255.3 Councillors considered the report put forward on Consent Streets and the majority view of the Committee is that they seek to request EHDC adopt the powers under the LGA (Misc. Provisions) 1982 to enable the creation of both prohibition and consent streets across the district which can then be applied as required in each town. On the proposal of Councillor Graham Titterington, seconded by Councillor Pam Jones it was

RESOLVED to request that East Hampshire District Council to adopt the powers under the Local Government (Miscellaneous Provisions) Act 1982 to regulate street trading in Alton and the surrounding district.

In favour: Councillors Graham Titterington, Paul Crossley, Pam Jones & Richard Platt
Against: Councillor Gideon Cristofoli

The meeting finished at 7.56 p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 21st APRIL 2021**

PLANNING APPLICATIONS

Notification of Full Planning Application:

1. 21560/023 Site Address: Alton Convent School, Anstey Lane, Alton, GU34 2NG
Proposal: Outdoor sports pitch, new convent accommodation for the Sisters C2 use (residential institution for Convent accommodation) with part change of use of the Manor House to F.1 use (Learning and non-residential institutions), and the erection of 20 dwellings with associated external works including access, parking, hard and soft landscaping.

OBJECT FOR THE FOLLOWING MATERIAL REASONS:

1. The proposal makes no provision for social housing and does not comply with CP13 of the Joint Core Strategy
2. There are no renewable energy or climate friendly features in the design of the proposed 20 dwellings
3. The parking provision is inadequate and does not comply with Policy TR5 of the Alton Neighbourhood Plan
4. The bin storage area proposed is highly questionable and does not provide a sustainable long-term solution which would allow future residents of the development
5. There is no confirmation that the road would be built to the adoptable standard as required by the Highway Authority

And with the following additional comment:

6. There is a Right of Way that dissects the site (Footpath 30) and adequate provision will need to be made to ensure that this remains open and continues to provide a safe and secure passage for users noting that it is a well-used access route for school children to Eggar's.

2. 59168 Site Address: 24 Adams Way, Alton, GU34 2UY
Proposal: Replacement UPVC windows and addition of single patio door.
NO OBJECTION

Notification of Reserved matters application

1. 33920/010 Site Address: Land south of, Wilsom Farmhouse, 60 Wilsom Road, Alton, GU34 2SP
Proposal: Reserved matters application for two dwellings (appearance, landscaping, layout and scale for consideration)
NO OBJECTION

Notification of Listed Building Consent application

1. 24981/014 Site Address: The George, Butts Road, Alton, GU34 1LH
Proposal: Listed Building application - External works: New stained timber front entrance door with upper glazed panel. New painted solid timber fire escape door from first floor accommodation. New external decoration. New stained timber gates to side access and rear terrace. New Festoon lighting to side drinking area.
Internal works:
General internal redecoration - new paint colours, areas of wallpaper, floor finishes (only Ladies WC and Bar Servery) and furniture/upholstery. New decorative and signage lighting
HOLDING OBJECTION as the Committee share the concerns of the Conservation Officer.

Notification of Householder application

1. 23969/004 Site Address: 16 Complins, Holybourne, Alton, GU34 4EJ
Proposal: Replace existing flat roof with pitched roof over existing sitting room and dining area
NO OBJECTION
2. 26862/003 Site Address: 61 Old Odiham Road, Alton, GU34 2EJ
Proposal: Below ground store in front garden
HOLDING OBJECTION as insufficient information has been provided by the applicant and clarification is required on the following points:
 1. Confirmation is required as to the purpose of the proposed ground store and its usage
 2. Proposals for drainage arrangements have been omitted by the applicant
 3. Confirmation that there will be no loss of trees on the site
 4. An illustration required as to the impact on the streetscene
3. 29188/002 Site Address: 3 The Ridgeway, Alton, GU34 2RZ
Proposal: Single storey pitched roof extension to side and rear to facilitate a Granny Annex following removal of single garage
HOLDING OBJECTION subject to the case officer confirming that parking requirements under policy TR5 of the Alton Neighbourhood Plan is satisfied
4. 34319/005 Site Address: Old Stables, 12 Church Lane, Holybourne, Alton, GU34 4HD
Proposal: Demolition of an existing greenhouse and replace with a detached annex to form ancillary residential accommodation to the main dwelling house
NO OBJECTION

5. 39848/003 Site Address: Briers, 1a Anstey Lane, Alton, GU34 2NA
 Proposal: First floor extension above garage, single storey extension to rear, conversion of garage to habitable accommodation and new porch to front
NO OBJECTION
6. 51099/001 Site Address: 91 Victoria Road, Alton, GU34 2DE
 Proposal: Retrospective application to replace window to front elevation with an external door.
NO OBJECTION however the Committee regrets the retrospective nature of the application
7. 57357/003 Site Address: 7 Sandown Close, Alton, GU34 2TG
 Proposal: Single storey side and front extension.
NO OBJECTION
8. 59087 Site Address: Bell Cottage, 121 London Road, Holybourne, Alton, GU34 4EW
 Proposal: single storey rear extension
NO OBJECTION
9. 59152 Site Address: 51 Whitedown Lane, Alton, GU34 1PU
 Proposal: Detached outbuilding
HOLDING OBJECTION as it is noted that work has already commenced and the committee is concerned at potential damage to nearby tree roots and questions whether the work will impact the stability of land on the edge of plot.
10. 59210 Site Address: Hazeley, 28 Wilsom Road, Alton, GU34 2SP
 Proposal: Dropped Kerb
NO OBJECTION
11. 59222 Site Address: 10 Cowdray Park, Alton, GU34 2TT
 Proposal: Single storey rear extension and conversion of garage into habitable space.
**OBJECT FOR THE FOLLOWING MATERIAL REASONS:
 The loss of the double garage in this application does not provide adequate on-site parking and, therefore, does not meet the requirements of TR5 of the Alton Neighbourhood Plan**

LICENCING

1. EHDC Site Address: The Twisted Teacup, 13 Market Square
 Table & Chairs Licence
 3 x tables, 3 x heaters and 12 x chairs
 Monday to Saturday 09.00 to 00.00
 Sundays 0900:16:00
**Objection with comments. (Submitted 31st March 2021 (following consultation with councillors)
 Please note this application was subsequently revised by the applicant and was granted by licencing on the 12th April for 6 x bistro tables and**

12 x chairs with reduced hours to 9pm Monday to Saturday and 4pm on Sundays.

2. EHDC

Site Address: Caffe Nero, 60 High Street, Alton GU34 1ET

Pavement Licence – area of highway outside Caffe Nero and Card Factory (cobble area)

3 x tables (1 x 3 seats and 2 x 2 seats) Composite black top tables and rattan weave chairs

Monday to Saturday 0700 to 1830 hrs

Sunday 0800 to 1700

Objection with comments. (Submitted 14th April 2021 following consultation with councillors)

OBJECT – Whilst we appreciate the desire for additional outdoor space in the current conditions Alton Town Council are concerned that given the close proximity to the highway (and bus route) the proposed location for tables and chairs raises serious concerns for the safety of pedestrians, highway users and patrons of the proposed seating.

TREE APPLICATIONS

1. 22104/006

Site Address: The Bank Car Park, Vicarage Hill, Alton, GU34 1HT

Proposal: T1 False Acacia: Reduce crown height by 3m, leaving a crown height of 15m. Reduce spread to NE by 3m, leaving a crown spread of 4m.

Reduce crown spread to SW by 4m, leaving a crown spread of 4m. T2- Hornbeam-fell. T3-Sycamore: fell. |

NO OBJECTION as per the recommendation of the Tree Warden

**PLANNING APPLICATIONS TO BE CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 19th MAY 2021**

PLANNING APPLICATIONS

Notification of Full Planning Application:

1. 36780/008 Site Address: 68-68A High Street, Alton, GU34 1ET
Proposal: Change of use of existing first floor sports therapy (D1) to three residential flats (B1)
2. 58134/002 Site Address: Lane's End, 112 Whitedown Lane, Alton, GU34 1QR
Proposal: Detached dwelling and alterations to existing dwelling with associated access, parking and soft landscaping.
3. 59121 Site Address: 33 Queens Road, Alton, GU34 1JG
Proposal: Construction of 4 no 3 bed semi-detached dwellings with on-site car parking following demolition of existing house and garage.
4. 59232 Site Address: 34 and 36 Rookwood, Alton, GU34 2LD
Proposal: Replacement roof over garages to both properties. Single storey extension to side, part conversion of garage to habitable accommodation at No:36
5. 59250 Site Address: 12 and 14 Albert Road, Alton, GU34 1LP
Proposal: Single storey side/rear extensions.

Notification of Variation of Condition application

1. 56420/004 Site Address: Alton Magistrates Court, 25 Normandy Street, Alton, GU34 1DQ
Proposal: Variation of condition 6 of 56420/001 to allow replacement trees shown on plan MCS665/Drg05 P3

**Notification of Lawful Development Certificate proposed application
Proposal: Lawful Development Certificate for Proposed Use or
Development –**

1. 59240 Site Address: 28 Haydock Close, Alton, GU34 2TL
Single storey rear extension, garage conversion and repositioning front door. Installation external flue to rear elevation.

Notification of Householder application

1. 34661/007 Site Address: 26 Wincanton Close, Alton, GU34 2TQ
Proposal: Rebuild single storey rear extension following partial demolition of existing single storey rear extension

2. 35793/003 Site Address: 36 Whitedown, Alton, GU34 1LU
Proposal: Single storey rear extension.
3. 59172 Site Address: 24 Heron Close, Alton, GU34 2JD
Proposal: Conversion of attached garage into a utility room.
4. 59235 Site Address: 9 Walnut Close, Alton, GU34 2BA
Proposal: Rear extension following removal of conservatory
5. 59241 Site Address: 13 Highridge, Alton, GU34 1QW
Proposal: Two storey extension to side and single storey extension to rear
6. 59243 Site Address: 27 Ernest Road, Alton, GU34 1GN
Proposal: Single storey rear extension.

LICENCING

1. EHDC 23 Normandy Street, Alton, Hants. GU34
Grocery Store and Off Licence
Premises Licence
Monday-Sunday 0700-2300 hours
2. EHDC The French Horn
The Butts, Alton, Hants. GU34
Minor Variation to Premises Licence PL0254
This is an application to permit the premises to open to the public from 08:00h on a Sunday.
The permitted hours for licensable activities and conditions on the existing premises licence are to remain unchanged by this application.
NO OBJECTION
3. EHDC The Market Hotel, Market Square, Alton, Hants.
Pavement Licence
8 Benches for groups of 2 people to 6 people.
The furniture will be movable in case of emergency access to the square. Umbrella will be used to just in case of rain
Monday-Saturday 1100:2300 hours
Sunday 1200:2200 hours
OBJECTION.
Members are happy in principle with the application; Market Square has a number of businesses that rely upon outdoor seating areas. However, in conformity with other licences recently granted, the hours of operation of this licence should not extend beyond 9pm.

TREE APPLICATIONS

1. 33954/005 Site Address: Westbrook, 43 Lenten Street, Alton, GU34 1HE
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: Ash Tree – fell
Awaiting the comments of the Tree Warden

2. 39040/002 Site Address: 19 Crowley Drive, Alton, GU34 2SG
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T1-Leaf Beech- Crown lift to 5m. Reduce remaining lowest limbs by 2m, leaving a crown width of 6-7m.
NO OBJECTION as per the recommendation of the Tree Warden

3. 23567/008 Site Address: 133 London Road, Holybourne, Alton, GU34 4EY
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: Acer- reduce crown height by 2m leaving a crown height of 7m. Reduce crown width by 2m leaving a crown width of 5m. Crown thin by 20%.
Awaiting the comments of the Tree Warden

4. 59214 Site Address: 6 Butts Road, Alton, GU34 1NE
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T2-Ash-Crown lift to 6m.
Awaiting the comments of the Tree Warden

Supplementary papers



Martin Grant Homes



IMPORTANT INFORMATION

PLEASE READ

Dear Owner/Occupier,

Re Surfacing Works to Edith Drive entrance and redressing of verge on Gilberts Whites Way following removal of temporary entrance

Dates Between 17th May to the 28th May

Works to re surface the new Entrance road into Edith drive will take place on the 18th of May between 8am to around 4:30pm, These works will also include a small section of paving adjacent the play area on Heighes Drive.

Whilst the footpaths are being surfaced you will have restricted access; we ask you to please drive slowly and carefully past these road works and to use the main entrance onto lower Anstey lane.

Your co-operation during the works will ensure the works are completed as efficiently and in a timely safe manner.

Important Note: tarmacadam before it sets is an oil-based product and therefor I would suggest that you ensure your shoes are clean before entering your property as we cannot be held responsible for any stain damage to your carpets.

Martin Grant & Baram Ltd apologise for the inconvenience caused during these works and thank you in advance for your co-operation.

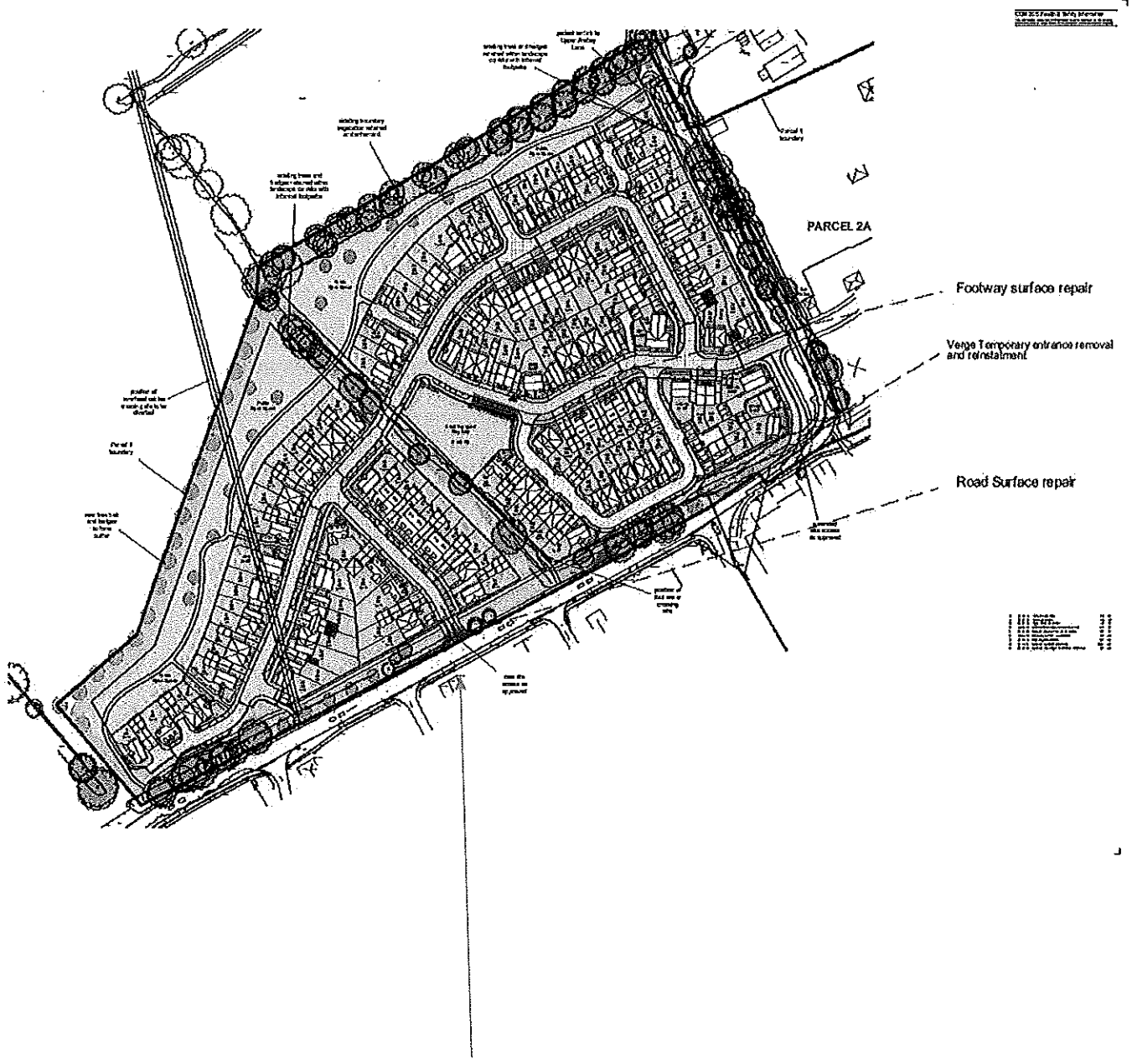
Site can give you more detail nearer the day of the works.

Kind regards,

J M Davies

Signed J M Davies

Baram's Health & safety Manager



Note

18th May road closed whilst the resurfacing works are carried out.