

**ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 8th SEPTEMBER 2021**

at 7.00 p.m. in the Town Hall, Market Square Alton

Present: Councillor

**Matthew Bayliss – in the Chair
Sharon Cullen
Richard Platt**

In attendance:

**Graham Titterington (via zoom)
Leah Coney – Town Clerk
Pat Harris – Finance & Administration Manager
6 members of the public**

118 Chairman’s Announcements

The Chairman had no formal announcements to record but reminded all attendees to switch their mobile phones off or place on mute.

As both the Chair and Vice Chair being unable to be present in person at the meeting on the proposal of Councillor Richard Platt, seconded by Councillor Sharon Cullen it was

RESOLVED

That Councillor Matthew Bayliss take the Chair for the meeting

119 Apologies

Apologies were received from Councillors Paul Crossley, Amanda Durley & Christopher Lawrence.

120 Minutes

The Minutes of the meeting held on 11th August 2021 were approved as a correct record and were signed by the Chairman.

121 Declaration of Interest & Dispensations Requested

The Chairman reminded members of their obligation to disclose any pecuniary interest in items on the agenda. No Dispensations were requested.

122 Questions/Representations/Correspondence to the Committee

2 members of the public, 1 being the applicant made representation and answered questions that councillors raised when Planning Application 28054/029 and 030 The Priors, 11 Howards Lane, Holybourne was considered by the Committee.

3 members of the public wished to ask for further information in respect of Agenda item 9 Emerging Local Plan in respect of the council’s response to the SS17 request re Land at Brick Kiln Lane and Basingstoke Road.

NOTED

123 Applications

123.1 **Planning Applications:** On the proposal of Councillor Matthew Bayliss seconded by Councillor Richard Platt it was

RESOLVED

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

123.2 **Tree Applications:** On the proposal of Councillor Richard Platt seconded by Councillor Sharon Cullen it was

RESOLVED

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

123.3 **Licencing Applications:** On the proposal of Councillor Matthew Bayliss seconded by Councillor Sharon Cullen it was

RESOLVED

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

123.4 Other correspondence/reports/information:

123.4.1 A Notification of a Class MA – business, commercial or services uses to dwelling houses application had been received. This application is to determine if Prior approval is required for a change of use from Use class E to mixed use including one flat at 3-5 High Street, Alton GU34 1TL (formerly Travelbag). Given that a response is required by 22nd September, Members agreed that they would not submit a response rather leave it to the Planning Authority (EHDC) to decide.

123.4.2 Councillor Paul Crossley had spoken on behalf of Alton Town Council, in respect of application 57035 – Land at Montecchio Way and Mill Lane, Alton. This application was subsequently approved by East Hampshire District Council Planning Committee.

123.4.3 An update on the proposed dates in respect of the South Downs National Park installation in respect of the Esso Southampton to London pipeline project has been received which advises works will begin in April 2022 prior to which vegetation clearance will commence in October 2021. Regular updates are to be provided.

123.4.4 Additional information had been provided by the applicant in respect of Planning Application 59352: 50 Anstey Lane from the applicant which confirmed that adequate parking does now exist to comply with TR5 of the Neighbourhood Plan. The Committee agreed to submit an updated comment to East Hampshire Planning and remove its objection.

123.4.5 The Town Clerk confirmed that she was liaising with the Crime Commissioners secretary in order to secure a date in November for a meeting with Donna Jones and would advise councillors when a date and time has been confirmed.

124 Alton Neighbourhood Plan – Examiner’s Report

The Independent Examiners report undertaken by Andrew Ashcroft, on the Modification of the Alton Neighbourhood Development Plan Review 2011-2028 had been circulated to all councillors prior to the Meeting. Members were asked to formally approve its content in order to forward. Councillor Matthew Bayliss on behalf of the committee commended officers on the report as well as thanking all parties who were instrumental in preparing the modification. The Town Clerk referenced the Independent Examiner’s comment 7.10 *“The Review of the Plan is underpinned by a Modification Statement Proposal. It is a first-class document. The wider approach which has been taken by ATC would be a very useful and effective model for others to use in the review of their made neighbourhood plans”*. On the proposal of Councillor Sharon Cullen, seconded by Councillor Richard Platt it was

RESOLVED to
Approve the submission of the Examiner’s Report to East Hampshire District Council Planning Policy Committee for inclusion in the recommendation to their Full Council in November.

125 Emerging Local Plan

125.1 Legal Opinion on Chawton Park Farm – housing allocation

Further to the Committee instructing the Town Clerk to obtain Counsel opinion on the Emerging Local Plan including the decision taken by them to include Chawton Park under the housing allocation for the build out of 1200 homes, a response from Landmark Solicitors - Counsel Chambers, (Stephen Morgan, acting) had been received and circulated to all councillors in advance of this meeting. The Committee noted the content making reference that in seeking this opinion and submitted it to East Hampshire District Council Chair of Planning Policy, District Councillor Angela Glass that it is received in the context of a “critical friend” and, therefore,

On the proposal of Councillor Graham Titterington, seconded by Councillor Matthew Bayliss it was

RESOLVED to

1. Receive and note the response from Stephen Morgan of Landmark Chambers, 180 Fleet Street, London
2. Forward the Advice received to the Chair of EHDC Planning Policy, District Councillor Angela Glass for their consideration to include in their recommendation to Full Council
3. For the Advice to be placed in the public domain and shared with others

125.2 East Hampshire District Council’s Informal Consultation on the design of new Development – Land at Brick Kiln Lane & Basingstoke Road, Alton & Beech

Included in Members Bundles was the information received from EHDC on the next round of consultation workshops which are to be undertaken in respect of the preferred option for the emerging Local Plan. For the two largest sites of the preferred option - Chawton Park Farm and Whitehill & Bordon Large Development Sites - more than one workshop is scheduled to be held. Bespoke arrangements for these workshops are being made. Once again, parish and town councils are asked to wait until the workshops have been held before providing comments to the planning policy team for these sites.

Response to the SS17 Land at Brick Kiln Lane and Basingstoke Road:

East Hampshire District Council Planning Policy Team have provided a link which can be used to access and download the developers documentation in order for Parish and town councillors to review the document for the purpose of informing their response to the informal design/Local Plan consultation, in respect of this site. The Committee reviewed the responses received from councillors and on the proposal of Councillor Sharon Cullen seconded by Councillor Richard Platt it was

RESOLVED

That the views of the committee in respect of the response to the SS17 Land at Brick Kiln Lane and Basingstoke be submitted to East Hampshire District Council Planning Policy Team.

126 Cycle Alton Presentation: Safe cycle routes to schools and colleges for senior school aged children

Mrs Barbara Tansey undertook the presentation to councillors on behalf of Cycle Alton. A very informative discussion was held on the vision for cycling in Alton which the Safe cycle routes to schools and colleges for senior school aged children is viewed as a first step in a 10-year plan.

The Committee was wholeheartedly in support of the proposals and on the proposal of Councillor Richard Platt seconded by Councillor Mathew Bayliss it was

RESOLVED that Alton Town Council would

- 1. Agree the principle**
- 2. Help define the routes with Cycle Alton**
- 3. Identify the responsible authorities**
- 4. Make formal requests**

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

- 1) 127.1 Members were reminded that a response was required to be submitted by 4th October to the **EHDC informal consultation on a draft, strategic design policy for the emerging East Hampshire Local Plan 2017-2038**. The policy is known as Policy S27 (design and local character) and an earlier version was included for consultation purposes in the Draft Local Plan (February 2019). *The revised text for this policy is now available for consultation with town and parish councils in the Council's planning area.*

The meeting finished at 8.55 p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 8th SEPTEMBER 2021**

PLANNING APPLICATIONS

Notification of Full Planning Application:

1. 28054/029 Site Address: The Priory, 11 Howards Lane, Holybourne, Alton, GU34 4HH
Proposal: Three detached dwellings including detached double garage to each and the provision of a new access only Howards Lane including the removal of a short section of wall.
NO OBJECTION

Notification of Variation of Condition application

1. 21280/016 Site Address: Eggars Secondary School, London Road, Holybourne, Alton, GU34 4EQ
Proposal: Variation of conditions 2 and 3 of 21280/015 to allow an increase of the permitted hours of facility use, including floodlight use, on Sundays. This increase can be summarized as follows: Existing - Monday to Friday 0730-2100, Saturday 0900-1800, Sunday 1000-1400. Proposed - Monday to Friday 0730-2100, Saturday 0900-1800, Sunday 1000-1600. Please see submitted documentation for further details.
NO OBJECTION

Notification of Listed Building Consent application

1. 25936/013 Site Address: 19 - 21 Normandy Street, Alton, GU34 1DD
Proposal: Listed Building Consent for the repair of Roof, Dormer and Windows
NO OBJECTION
2. 26764/014 Site Address: 59 High Street, Alton, GU34 1AB
Proposal: Listed Building Consent - Internal alterations to ground floor
NO OBJECTION
3. 28054/030 Site Address: The Priory, 11 Howards Lane, Holybourne, Alton, GU34 4HH
Proposal: Listed building consent - Three detached dwellings including detached double garage to each and the provision of a new access on Howards Lane including the removal of a short section of wall.
NO OBJECTION

Notification of Lawful Development Certificate proposed application

1. 35846/004 Site Address: Meadows End, Lower Neatham Mill Lane, Holybourne, Alton, GU34 4ET
Proposal: Lawful development Certificate for a Proposed development - Addition of a single storey living room extension to the original principal elevation of the dwelling.
NO OBJECTION

Notification of Householder application

1. 36136/004 Site Address: Rose Cottage, 31a Lenten Street, Alton, GU34 1HG
Proposal: Replacement timber shed
NO OBJECTION
2. 31899/007 Site Address: Pogle's Wood, 11 Windmill Lane, Alton, GU34 2SN
Proposal: Erection of a triple garage and car port with storage over, extension of existing porch canopy and additional window to the roof space
NO OBJECTION
3. 50026/004 Site Address: 12 Smithy Close, Holybourne, Alton, GU34 4EE
Proposal: Proposed single storey rear extension.
NO OBJECTION
4. 59455 Site Address: 30 Curtis Road, Alton, GU34 2SD
Proposal: Extension and conversion to part of garage. Alteration to window at first floor.
NO OBJECTION

TREE APPLICATIONS

1. 31357/020 Site Address: 16 Cromwell Gardens, Alton, GU34 1TR
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: Removal of one Silver birch tree which is causing obstruction and blocking of main drain by its roots. The tree was planted around 10 to 15 years ago by a former resident.
NO OBJECTION as per the recommendation of the Tree Warden
2. 39467/008 Site Address: 1 Archery Rise, Alton, GU34 1PG
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T1 - Ash - Fell due to Ash die back. Replacement tree English Oak (*Quercus robur*). T2 - Beech - Thin by 10%, for heavy wind protection. T3 - Sycamore - Thin by 10%, for heavy wind protection. T4 - Beech - Thin by 10% for heavy protection.
NO OBJECTION as per the recommendation of the Tree Warden
3. 49795/002 Site Address: Rogers Court, Draymans Way, Alton, GU34 1TS

Re: Application for consent for Works to trees subject to a Tree Preservation Order

Proposal: T1 - Yew - Located to side of No 5 – Over-hanging garden area of neighbouring restaurant, Dead wood in crown - Crown lift to approx 4-4.5m (see photograph), Remove hazardous dead wood over target area and Cut Basel growth back.

NO OBJECTION as per the recommendation of the Tree Warden

4. 58699/002

Site Address: 50A Kings Road, Alton, GU34 1PY

Re: Application for consent for Works to trees subject to a Tree Preservation Order

Proposal: Golden Western Red Cedar (T1) - Reduce crown height by 8m to leave a height of 8m, reduce crown spread by 2.5m to leave a crown spread of 3m leaving the tree with good shape and form. Reason is for light to develop the new garden, but to leave shade, screening, and amenity. Golden Western Red Cedar (T2) - Reduce crown height by 8m to leave a height of 8m, reduce crown spread by 2.5m to leave a crown spread of 3m leaving the tree with good shape and form.

Reason is for light to develop the new garden, but to leave shade, screening, and amenity.

OBJECT as per the recommendation of the Tree Warden as the work proposed is too severe.

LICENCING

1. EHDC

The Market Hotel

Market Square, Alton. GU34 1HD

Minor Variation to Licence associated with the employing of Under 18's under supervision of an adult at all times

NO OBJECTION