

**ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 3rd NOVEMBER 2021**

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

**Present: Councillor Graham Titterington - Chair
Matthew Bayliss
Paul Crossley
Richard Platt**

In attendance:

**Leah Coney – Town Clerk
Pat Harris – Finance & Administration Manager**

182 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.

183 Apologies

Apologies were received from Councillors Sharon Cullen, Amanda Durley & Christopher Lawrence.

184 Minutes

The Minutes of the meeting held on 6th October were approved as a correct record and were signed by the Chairman.

185 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.

186 Questions/Representations/Correspondence to the Committee

Correspondence received in writing – as published in the meeting Agenda:

186.1 Copy correspondence received from County Councillor Andrew Joy to Hampshire Highways re road surface damage identified at Ashdell Road in connection with the brewery site demolition works

186.2 Copy of correspondence received from Twyford Parish Council seeking support from councils to a Resolution (resolution 5(ii) which is being considered at the HALC AGM on 6th November: for a proposal to seek a default speed limit throughout Hampshire of 20 mph in all residential areas and where people work and play.

Response: The Committee agreed that they wished to support the proposal and noted that Councillor Christopher Lawrence would be attending the HALC AGM on behalf of the Council. The Town Clerk would enquire as to whether it is possible for Alton Town Council

to make a representation in support of the resolution proposed advocating the environmental benefits of 20mph schemes.

- 186.3 Update from County Councillor Andrew Joy in respect of the Butts roundabout planting scheme:

“I am all too aware that remedial action to address the failure of some of the planting on the Butts Bridge Roundabout is long overdue. It was anticipated that the S278 ‘Highway’ works would be adopted in September 2021. There were 3 outstanding aspects to be resolved:

- 1. Road Surfacing to adoptable standards – now done.*
- 2. Planting programme either to be satisfactorily completed or to a standard which would allow Highways Arboricultural Service to undertake any necessary further action utilising commuted developer funds – the latter is the current situation.*
- 3. Resolution of outstanding Street Lighting defects/shortcomings – now anticipated end November 2021.*

In discussion this morning it transpires that ALL outstanding aspects were required to be addressed for the scheme to be formally adopted. Until that time the further planting required would be delayed. I have explained that any further delay in planting risks deferral of meaningful resolution until the start of the growing season 2022 which I feel sure you would regard as at least undesirable.

As a consequence, I have requested that either the developer address the planting defects immediately or that Highways Arboricultural take on the task now. Officers have undertaken to explore this urgently as a pragmatic solution.”

- 186.4 Correspondence from the Council’s tree warden, Jim Dickinson regarding the removal of 2 established trees in Anstey Park (a Chestnut Leaved Oak *Quercus castanifolia* and a Red Oak *Quercus rubra*) to accommodate the new Anstey Road/Anstey Lane junction and what agreement is in place with Hampshire County Council in respect of replacement. *Response: The Town Clerk was able to confirm that a re-placement planting agreement was in place with Hampshire County Council which would see 6 trees planted as in fact 3 trees had actually been removed.*

NOTED

187 Applications

- 187.1 **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.

- 187.2 Other correspondence/reports/information:

- 187.2.1 EHDC have advised that planning permission has been granted in respect of Planning Application: 29188/002 Proposal: Single storey pitched roof extension to side and rear to facilitate a Granny Annexe following removal of single garage.

Site Address: 3 The Ridgeway, Alton, GU34 2RZ
Alton Town Council had objected to the application.

188 Emerging Local Plan

188.1 Request from the Alton Society for a further opinion from legal counsel

Following a request from the Alton Society to consider putting two further documents before legal counsel, the committee agreed that it may be helpful to refer back to the barrister in due course but requested this be held in abeyance at the moment, given the additional cost and that there may be further questions to add. The situation would be carefully monitored as new information came to light. The Committee requested the Town Clerk to advise the Alton Society accordingly.

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

RESOLVED not to make a further approach to Legal Counsel at this stage.

188.2 Update following parish liaison meeting in respect of scheduled monument status for the Pale Park, Chawton Park Farm

The Committee received a comprehensive update report from the Town Clerk following the telephone appointment with Historic England which had been highly informative. Whilst no clear costings could be obtained at this stage, a greater understanding of the process involved was now known and an appreciation gained of the stages to be navigated and satisfied. The Committee determined that it is important that a financial commitment is obtained from other local organisations before Alton Town Council could take a lead in progressing this initiative with the Town Council committing officer resource only at this stage to begin the process with Historic England. The Committee requested the Town Clerk to initiate discussions with other local organisations and report back at the next meeting.

On the proposal of Councillor Graham Titterington seconded by Councillor Richard Platt it was

**RESOLVED to
That the Town Clerk contact local organisations in order to obtain a financial commitment in meeting the costs of this process in requesting Historic England to undertake a screening for potential listing on the site**

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

189.1 Hampshire County Council have advised of the following works being undertaken:
EH820 – Grebe Close Footpath, Alton – Footway Improvements

As part of Operation Resilience, Hampshire County Council's programme to make Hampshire's roads and footways more resilient to the effects of extreme weather, this letter is to advise of upcoming footway improvement works to the footpath at the rear of 48/49 to 44/54 Grebe Close, including a small section on Gilbert White Way.

The works are programmed to start on Monday 15th November 2021 and are expected to last for 3 weeks, during which time the footpath will be closed.

- 189.2 EHDC have notified of their proposals for Borovere Lane & The Ridgeway Alton TRO with responses required by 19th November. The Committee unanimously agreed that it had No Objection to this TRO being implemented.

NOTED

The meeting finished at 8.33 p.m

PLANNING APPLICATIONS TO BE CONSIDERED BY THE PLANNING & TRANSPORT COMMITTEE WEDNESDAY 3RD NOVEMBER 2021

PLANNING APPLICATIONS

Notification of Full Planning Application:

1. 21266/004 Site Address: The White Hart, 139 London Road, Holybourne, Alton, GU34 4EY
Proposal: Conversion of existing outbuilding (stores and garages) to form new letting room accommodation.
NO OBJECTION
2. 22387/070 Site Address: Treloar College, Powell Drive, Holybourne, Alton, GU34 4GL
Proposal: Single storey extension to the existing swimming pool to provide additional assisted changing rooms.
NO OBJECTION
3. 59091/002 Site Address: 64 – 66 Normandy Street, Alton, GU34 1DE
Proposal: Proposed extension, remodelling and refurbishment to provide a total of 2 residential units above the retail located at 64 – 66 Normandy Street, Alton.
NO OBJECTION

Notification of Variation of Condition application

1. 20518/035 Site Address: Waitrose Store, Station Road, Alton, GU34 2WT
Proposal: Variation of conditions 6, 21 and 25 of permission 20518/026 to allow changes in the delivery window for HGVs and home delivery vehicles.
OBJECT for the following material reason:

The Site is in close proximity to a residential area and therefore any change to the delivery window would have an adverse impact on the quality of life on those residents who would be affected

2. 57035/002 Site Address: Land at Montecchio Way and Mill Lane, Alton
Proposal: Variation of Condition 9 of planning permission 57035 to be reworded to remove reference to Unit 4. The revised Condition would read as follows: None of the approved Class E (a) retail floorspace and Class E (b) café and restaurant (Units 1, 2 (2a and 2b), and 3) shall be occupied by any operator who at the date of such occupation, or within a period of 12 months immediately prior to occupation, occupies floorspace in Alton town centre; unless a scheme which commits the operator to retaining their presence within this centre, for a minimum period of 5 years following the date of their occupation of floorspace within the development, whichever is sooner, has been submitted to and approved in writing by the local planning authority.
NO OBJECTION

Notification of Lawful Development Certificate existing application

1. 25822/001 Site Address: 9 Borovere Gardens, Alton, GU34 1NA
Proposal: Lawful Development Certificate for Proposed Use or Development – Alteration to roof from hip to gable loft conversion with dormer to rear.
NO OBJECTION
2. 53842/002 Site Address: 2 Park Close Road, Alton, GU34 2HA
Proposal: Lawful Development Certificate for Proposed – conversion of loft space to habitable accommodation.
NO OBJECTION
3. 59466 Site Address: 4 Goodwood Close, Alton, GU34 2TX
Proposal: Lawful development certificate proposed – single storey rear extension
NO OBJECTION

Notification of Householder application

1. 25822/002 Site Address: 9 Borovere Gardens, Alton, GU34 1NA
Proposal: Single storey rear extension.
NO OBJECTION
2. 49821/005 Site Address: 52 Ashdell Road, Alton, GU34 2TA
Proposal: Formation of a pitched roof over flat roofed garage and new additional side wall.
NO OBJECTION
3. 59035 Site Address: Chilbrook, 31a Church Lane, Holybourne, Alton, GU34 4HD

Proposal: Two-storey side extension following demolition of existing ground floor extension, replace windows with ALU (grey), redecorating exterior a soft white/grey and replacement of pitched and flat roof over rear kitchen.

NO OBJECTION

4. 59512 Site Address: 32 Victoria Road, Alton, GU34 2DQ
Proposal: Infill extension and height increase of existing single storey roof to rear and side elevation.
NO OBJECTION
5. 59518 Site Address: 31 Highridge, Alton, GU34 1QW
Proposal: Single storey rear and side extension and internal alterations.
NO OBJECTION
6. 59528 Site Address: 22 Heron Close, Alton, GU34 2JD
Proposal: Single storey rear extension, garage conversion and additional side dormer.
NO OBJECTION

Notification of Pre-Decision Amendment

1. 22766/040 Site Address: Alton House Hotel, Normandy Street, Alton, GU34 1DW
Proposal: 6 flats and 3 detached dwellings (9 in total) with car parking and landscaping (amended plans received 24 September 2021).
OBJECT for the following material reason:
The application is not consistent with the climate emergency. This could be resolved with low energy measures.

Notification of Class MA – Business, Commercial or Services uses to dwelling houses application

1. 21011/017 Site Address: 77 – 85 High Street, Alton, GU34 1LG
Proposal: Prior Approval for change of use of part of first floor from Commercial, Business and Service (Use class E) to 2 apartments (Class C3).
NO OBJECTION

Hampshire County Council

1. 33619/007 Site Address: Alton Materials Recovery Facility, A31, Alton, GU34 4JD
Proposal: Development of an Energy Recovery Facility and Associated Infrastructure at Alton Materials Recovery Facility – Additional Information.
OBJECT and repeat original objections of 10th February 2021

1. The proposal constitutes an unacceptable overdevelopment of

the site where the form and mass of development is excessive for the site and insufficient regard is paid to the amenities and character of the area and its close proximity to the South Downs National Park (SDNP) and represents creeping industrial development in the open countryside.

2. The proposal constitutes an unacceptable development of the site where the form and height of the development is inappropriate given the scale of the existing commercial building and that of the immediate properties within close proximity of the proposed development.
3. The proposal constitutes an unacceptable intrusion of development outside of the settlement boundary in the open countryside to the detriment of the natural beauty of the East Hampshire Area of Outstanding Natural Beauty designated under Section 87 of the National Parks and Access to the Countryside Act 1947 which acts as a gateway to the SDNP.
3. The proposal would have a detrimental visual impact on the villages of Upper and Lower Froyle which are in Conservation Areas and also Bonhams Farm, a Grade II Listed Building.

The Council would also add the following additional COMMENTS:

1. Greater clarity is required on the catchment area of the waste being delivered to site and what happens to any residual waste or by-products of the incineration process which is classified as residual.
2. The longer-term requirement is at odds with the published targets of Hampshire to meet its obligation of recycling 65% of the county's waste.
3. Given the incinerator's active hours of use, the Council is concerned at the risk of pollution and impact on the air quality and in particular, the particulates that will be emitted from the chimneys to the detriment of residents in both the immediate area and that of the surrounding communities.
4. The Council is disappointed that the electricity generated will not be serving the local Hampshire Community and is not forming part of a District Heating Plan
5. The increase in carbon emissions generated by the requirement of additional HGV movements to the site is at odds with the Climate Emergency declared by Hampshire County Council, East Hampshire District Council and Alton Town Council.

Alton Town Council remain disappointed by the Transport Plan submitted by the applicant, however, should Hampshire County Council be minded to approve this application, Alton Town Council would also require the following legal agreements to form part of any permission.

1. A requirement to include a Heat Distribution system to the local area
2. An obligation to be placed on the applicant to protect levels of local employment on the site
3. A requirement to restrict vehicle movements so that HGV movements would not be permitted via the: B3006 (known locally as the Selborne Road) which is an unsuitable route for such heavy vehicles due to the weight and width restrictions on this road. B3004 (known locally as the Bordon Road) which is an unsuitable route due to the impact on the residential areas of Alton and neighbouring villages through which vehicles would need to pass.
4. Independent on-going scrutiny will be required of all Plans and Operations throughout the lifetime of the site's operation
5. A requirement to ensure that there is no initial or on-going threat to biodiversity which will require monitoring to ensure the scientific measurement of the variety of species, habitats, and ecosystems at this location is protected thus enabling the countryside to continue to flourish in order to provide the necessary protection from other threats, like pollution, flooding and climate breakdown.

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