

**ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 26th JANUARY 2022**

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

**Present: Councillor Graham Titterington - Chair
Matthew Bayliss
Paul Crossley
Sharon Cullen
Christopher Lawrence
Richard Platt**

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

2 members of the public

230 Chairman’s Announcements

The Chairman had no formal announcements to record.

231 Apologies

Councillor Amanda Durley did not attend.

232 Minutes

The Minutes of the meeting held on 1st December were approved as a correct record and were signed by the Chairman. The Comments on Planning Applications considered by Committee Members dated 29th December 2021 were ratified.

233 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.

234 Questions/Representations/Correspondence to the Committee

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

234.1 Councillor Matthew Bayliss advised that he had written to the Town Clerk seeking clarification in the matter of whether there was a silt trap in existence on the Molson Coors site.

In response the Town Clerk confirmed the following:

Thank you for your email. At the liaison panel meeting for the brewery site, the site manager confirmed that there is no physical silt trap being deployed; the measures they have in place such as sandbags and monitoring are designed to ensure that nothing from the site enters

the river in the first place, rather than traps it once it has already entered the watercourse. I have looked up the management plan for the site which states that:

RIVER COURSE MAINTENANCE The Landscape Contractor shall regularly inspect and maintain the river course to ensure their effective operation as designed and required by the EA. The landscape contractor shall be responsible for the new planting and vegetation associated with the banks to the river course but not the maintenance of the water course or the water quality of the river

I would interpret this to mean that they will not be responsible for improving the quality of the river which would remain with the Environment Agency, even once the development is completed.

- 234.2 A member of the public asked whether the Minutes of the meeting held on 29th December were to be published on the council's website. The Chair advised that there was no meeting held on that date but the planning applications for consideration were circulated to Members at that time and the decisions would be published with the Minutes of this meeting.
- 234.3 Response from Hampshire County Council acknowledging Alton Town Council's letter in support of a review of 20 mph speed limits in Hampshire.

Dear Mrs Coney

I, as Executive Lead Member for Economy, Transport and Environment, has commissioned a review of the County Council's current policy for 20 mph speed restrictions. This review will assess the current policy for 20 mph limits and zones, set in 2016, to ensure that the current casualty-led approach is still appropriate for Hampshire's current and future transport needs, and will take into account both climate change and air quality issues as well as the emerging new transport policy approach to be brought forward through the Local Transport Plan process. The Economy, Transport and Environment Select Committee has been asked to support the review, and is due to set up a Working Group to this effect; the working group is expected to be set up and begin meeting early in the new year.

Regards

Rob

Cllr Rob Humby

Deputy Leader of Hampshire County Council

Executive Lead Member for Economy Transport and Environment

Councillor Matthew Bayliss requested that this correspondence be forwarded to Hampshire County Councillor Andrew Joy so that he is aware and that "we are all joined up".

- 234.4 Response to complaint raised regarding Eastern Gateway maintenance from David Richardson, Principle Engineer (Contracts) at Hampshire Highways:

Dear Cllr Joy,

Thank you for your call last Friday.

Further to our conversation, I am arranging for the shrubbery on the highway at the three locations you mentioned to be added to the HCC- East Hampshire DC agency agreement*

for highway grass/ shrubs/ hedges, for EHDC to maintain on HCC's behalf with effect from 1/4/2022. Given that you reported the shrubbery is looking unkempt at the moment, I am also arranging separately for EHDC to tidy them during the current winter.

**Locations:*

- 1. Paved area inside railings on the corner of Station Road and Normandy Street/ Anstey Road, opposite Railway Arms PH*
- 2. Southern corner of the junction of Paper Mill Lane and Normandy Street, next to the Catholic church*
- 3. Alongside Paper Mill Lane at the entrance to the station car park.*

Weed growth on paved surfaces is controlled with one visit per year (directly by Hampshire Highways, not by EHDC) to spot-treat any weeds that are present at the time of the visit, with a non-residual herbicide.

I am asking my colleagues to check the three locations for graffiti.

I hope this covers the issues you raised but please let me know if I have missed anything.

234.5 Copy correspondence of e-mail sent to Daniel Gee (South Western Railways) in response to the announcement that *from Monday 17 January, they will be running a new temporary timetable, which will continue to ensure reliability for our customers and cater to key workers, school pupils and those who cannot work from home. The spread of Omicron has necessitated the need for a new timetable, with staff shortages across SWR leading to short notice cancellations. The Alton to Waterloo service will reduce to hourly and the last train of each day will be earlier than at present*

234.6 E-mail from Councillor Pam Jones to Chair of Planning & Transport:

Hi Graham,

Can I ask what progress is being made on our consent street status? Should we be putting the question again to EHDC?

The Town Clerk confirmed that she had written to District Councillors Bill Mouland and Ingrid Thomas and had in fact spoken with Councillor Thomas today (26th January) who confirmed that she is meeting with officers this week to discuss the matter further. Officers will then respond to the Clerk directly.

NOTED

235 To Consider a Grant Application from the Community Speed Watch Team

Members were requested to consider a Grant Application on behalf of the Community Speed Watch Team to assist with the purchase of a portable ANPR type camera system for their use. Total purchase price is approx. £4,845.00 excluding VAT of which £3,845 is for the device; the remainder for a laptop on which to run the software and a tripod for the device itself.

Councillor grants from County & District Councillors have already been secured in the sum of £3,000.

The remaining shortfall is being requested from Alton Town Council. Mr. Tony Souter responded to questions raised and confirmed that the device would be deployed by volunteers who are members of the Community Speed-watch Team. Councillor Matthew Bayliss enquired whether there would be an opportunity to part-exchange any of the existing kit and replace with "smiley face" cameras

which appear far more effective. A part exchange was offered by Westcotec of £1100 against the purchase of new smiley face cameras costing £3000. Officers would explore whether there was any interest from other local authorities in purchasing the “speed only notification” cameras.

On the proposal of Councillor Graham Titterington seconded by Councillor Paul Crossley it was

RESOLVED

To approve a grant in the sum of £1,845.000 (one thousand eight hundred and forty-five pounds) towards the purchase cost of a new ANPR type camera for use by the Community Speed Watch team

236 Applications

235.1 **Planning Applications:** On the proposal of Councillor Matthew Bayliss seconded by Councillor Christopher Lawrence it was

RESOLVED

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

235.2 Other correspondence/reports/information:

235.2.1 Members were advised that further to the public consultation in the autumn and the second iteration of the proposal which Members commented upon in December, the agents for Land West of Selborne Road, Alton (Landscaped Gateway) have now asked formally if Alton Town Council would be prepared, subject to a mutually agreed commuted sum, to take ownership of the landscaped gateway post completion, should the proposal come forward for development.

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

RESOLVED

To grant “in principle” approval to take ownership of the landscaped gateway, subject to the successful negotiation of a commuted sum

237 Emerging Local Plan

Further to the last meeting (Minute reference 213.2 refers) a number of local organisations have made pledges to assist in meeting the costs of requesting Historic England to undertake a screening for potential listing on the site.

The following pledges have been made:

Beech Parish Council £800

Alton Buildings Preservation Trust £1,000

The Alton Society has resolved £1,500

Carol Palmer & Chris Cowell £500 (£1000).

Chawton Parish Council confirmed £1,500

Total £ 5,800

By way of update, the Clerk confirmed that she had contacted Historic England in respect of time scales and next steps before Christmas and has contacted them again this month. A response has yet to be received. The indicative cost of this piece of work was £6,000 to £7,000 and therefore, should Members wish to proceed, there would be a financial implication for Alton Town Council of around £1,200 (given that an indicative cost only has been given and until appointed and scoped Historic England will be unable to give a precise figure)

Members wished to amend the recommendation before them in order to clarify the potential listing to read “situated in the Chawton Park/Bushy Leaze area”, not Chawton Park Farm, on the basis that the application is being submitted to recognise the heritage asset which is wider than the curtilage of the farm. Therefore, on the amended proposal of Councillor Richard Platt, seconded by Councillor Sharon Cullen it was

RESOLVED

To approve the appointment of Historic England to undertake a screening for potential listing for the Park Pale situated in the Chawton Park/Bushy Leaze area, utilising the funds pledged, with Alton Town Council co-ordinating and contributing up to £1,200 as needed.

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

1. Members had been notified of a proposed developers TRO for Vicarage Hill which would see the removal of 4 parking bays in front of the development of 3 properties which had been given planning permission. Full details had been circulated in respect of the proposal and EHDC had requested a response as soon as possible. Councillors were very unhappy with the proposal of taking away more parking spaces than that recommended by Hampshire Highways as free parking was important to the vibrancy of the town centre economy and, therefore, they could not support an application which was in excess of Hampshire Highways recommendations.

On the proposal of Councillor Paul Crossley, seconded by Councillor Sharon Cullen it was

**RESOLVED that the following comments be submitted
OBJECT on the grounds that the requested TRO is not in line with the recommendations of Hampshire Highways and is in excess of that agreed when the original planning application was submitted and Planning Permission granted by EHDC in 2019.**

2. Enclosed in Members bundles were details of a community led project to create a cycle path to Beech from the New Odiham Road/Basingstoke Road/Lenten Street roundabout.

In view of the highway improvements still to be carried out in this location which are to be funded through the Will Hall Farm development, Members were requested to support the proposals and ask that they be taken into consideration by the HCC Highways officers when drafting the plans for this location.

Members felt that the original recommendation should be amended to endorse the principle of a Cycle Path to Beech and the submission of the ideas to the appropriate authorities.

Therefore, on the revised proposal of Councillor Matthew Bayliss, seconded by Councillor Richard Platt it was

RESOLVED

To endorse the principle of a Cycle Path to Beech and submission of the ideas to the appropriate authorities

239 To appoint a replacement Tree Warden

On the proposal of Councillor Graham Titterington seconded by Councillor Paul Crossley it was

RESOLVED

To appoint Fiona Lapraik as the Tree Warden on behalf of Alton Town Council

The meeting finished at 8.38 pm

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 26th JANUARY 2022**

PLANNING APPLICATIONS

Notification of Full Planning Application:

1. 26852/021 Site Address: 111 Victoria Road, Alton
 Proposal: The creation of 2 x 1-bedroom apartments in a new mansard
 roof
**OBJECT for the following material reason:
The application does not meet the TR5 requirements for parking
provision of the Alton Neighbourhood Plan 2011-2028 as Modified
April 2021**

2. 59552 Site Address: First Floor Flat, 39B Church Street, Alton, GU34 2D
 Proposal: Change of use from flat (residential) to interview rooms.
NO OBJECTION

Notification of Listed Building Consent application

1. 31232/013 Site Address: 21 Market Street, Alton, GU34 1HA
 Proposal: Listed building consent - Replacement of existing front door and
 frame with a timber door and frame in the same style and design as existing.
NO OBJECTION

2. 31699/009 Site Address: Neatham Grange, Lower Neatham Mill Lane,
 Holybourne, Alton, GU34 4NP
 Proposal: Single storey rear extension following demolition of existing
 1996 single-storey extension
NO OBJECTION

3. 49246/002 Site Address: Culverton House, Lower Turk Street, Alton, GU34 2R
 Proposal: Listed Building consent - Installation of three velux conservation
 rooflights in the front elevation together with the removal of internal
 chimney in the current attic space
NO OBJECTION

4. 59552/001 Site Address: First Floor Flat, 39B Church Street, Alton, GU34 2D
 Proposal: Change of use from flat (residential) to interview rooms.
NO OBJECTION

Notification of Lawful Development Certificate proposed application

1. 27149/002 Site Address: 15 Downs Way, Alton, GU34 1PR
 Proposal: Lawful Development Certificate for Proposed Development -
 Demolition of existing rear covered side passage and infill with a new
 single storey side extension under an existing roof.
NO OBJECTION

Notification of Householder application

1. 20919/012 Site Address: Neatham Cottage, Lower Neatham Mill Lane, Holybourne, Alton, GU34 4NP
Proposal: Ground floor extension to form enlarged kitchen with cat slide roof over and new dormer to bedroom.
NO OBJECTION

- 20919/013 Internal rearrangement of existing self-contained holiday rental accommodation with two new dormers to rear roof slope, omission of existing external stair and insertion of new internal stair. External deck and stepped access to existing raised garden level.
NO OBJECTION

2. 31699/008 Site Address: Neatham Grange, Lower Neatham Mill Lane, Holybourne, Alton, GU34 4NP
Proposal: Single storey rear extension following demolition of existing 1996 single-storey extension
NO OBJECTION

3. 59589 Site Address: 5 Beechwood Road, Alton, GU34 1RL
Proposal: Single storey extension to rear.
NO OBJECTION

4. 59594 Site Address: 6 Wentworth Gardens, Alton, GU34 2BJ
Proposal: Two storey side extension and single storey extension to the rear, together with front porch replacement.
HOLDING OBJECTION – there is insufficient drainage information submitted by the applicant to enable the committee to give an informed decision on this application. Therefore, a holding objection is to remain pending the production of satisfactory drainage evidence being provided

5. 59601 Site Address: 7 Moray Place, Alton, GU34 2FX
Proposal: Single storey rear extension, part conversion of garage to utility and widening of driveway to create 1no extra parking space.
NO OBJECTION

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 29th DECEMBER 2021
(RATIFIED AT THE MEETING TO BE HELD ON 26TH JANUARY 2022)**

PLANNING APPLICATIONS

Notification of Full Planning Application:

1. 55311/002 Site Address: Proposed Turbine Site South of Cakers Lane, East Worldham, Alton
Proposal: Change of use of land to provide an enclosed dog exercise field including erection of 1.9m high wire deer fence and gate, field shelter and parking area with associated track
NO OBJECTION
2. 59482/002 Site Address: Brook House, 25 High Street, Alton, GU34 1AW
Proposal: Refurbishment of first and second floor windows at 25 High Street, replacing the single panes with ultra slimline double panes of 12 mm width
NO OBJECTION

Notification of Listed Building Consent application

1. 22839/019 Site Address: The Barn, 8 Will Hall Farm, Basingstoke Road, Alton, GU34 1Q
Proposal: Removal of interior partition wall in the modern extension to make a single larger open office space. Work also include the fitting of a new antistatic floor covering.
NO OBJECTION
2. 27472/015 Site Address: Living Accommodation, The Hop Poles, 2 Mount Pleasant Road, Alton, GU34 1NG
Proposal: Removal of concrete hanging tiles on two gable ends and permanent bricking-up of existing external doorway on the front elevation.
NO OBJECTION
3. 31378/008 Site Address: Annes Cottage, 130a London Road, Holybourne, Alton, GU34 4ES
Proposal: Alterations to the position and size of two windows within the back extension originally agreed under application no. 31378/006
NO OBJECTION

Notification of Householder application

1. 32176/015 Site Address: Underwood, 15 Howards Lane, Holybourne, Alton, GU34 4HH
Proposal: Replacement of open porch with larger enclosed porch, single storey side extension and first floor extension to rear
NO OBJECTION
2. 34274/003 Site Address: 16 Dowden Grove, Alton, GU34 2HH
Proposal: Demolition of a single storey storage building at the rear of the property. Construction of a single storey side extension to the existing lounge to form a family room at the rear of the building.

NO OBJECTION

3. 35846/005 Site Address: Meadows End, Lower Neatham Mill Lane, Holybourne, Alton, GU34 4ET
Proposal: Single storey side extension and an open-sided front porch.
NO OBJECTION
4. 59515 Site Address: 64 Manor Road, Alton, GU34 2PB
Proposal: The demolition of the existing brick outbuilding and the erection of a new part stepped two storey /single storey extension to the rear of the property with an additional two storey element towards the north-west.
NO OBJECTION
5. 59549 Site Address: 9 Andrews Way, Alton, GU34 1GU
Proposal: Proposed single storey rear extension
NO OBJECTION
6. 59583 Site Address: Hartley Way, 14 Windmill Lane, Alton, GU34 2SN
Proposal: Two storey side extension. Loft Conversion within existing roof space. New detached double garage with room over to replace existing garage and store.
NO OBJECTION

Hampshire County Council Planning Application:

1. 2021/0717
EH133 Site Address: Hoybourne Rail Terminal, A31 Farnham Road, Alton
GU34 4JD
Proposal: The drilling of 3 water monitoring boreholes at the existing rail loading terminal and bulk oil storage and road tanker off-loading facility
NO OBJECTION

TREE APPLICATIONS

1. 37521/004 Site Address: 17 Barton End, Alton, GU34 1LD
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T1-Holly-Fell, Replacement tree not planned (see reason application form). Reason: Amenity value and inhibits the improvements to T1. T2-Holly-Crown thin by 30% remove stem A & B (See marked photos.) Reason: Amenity value
NO OBJECTION as per the recommendation of the Tree Warden
2. 35721/005 Site Address: 13 Barton End, Alton, GU34 1LD
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T1 Sycamore: Fell, due to weak and deteriorating union. Plant 1no. Hornbeam Carpinus Betulus c2.5m height and 8 to 12cm girth at 1m within 3m of T1 Sycamore
NO OBJECTION as per the recommendation of the Tree Warden

3. 57825/003

Site Address: 15 London Road, Holybourne, Alton, GU34 4EG

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

Proposal: Tree 1: Sycamore (multi-stemmed) - Reduce lateral growth extending over the driveway (East) by approximately 1-1.5 metres, leaving retained branch lengths of approximately 2-3.5 metres. All pruning cuts made to suitable secondary growth points. Works are to reduce debris on cars and driveway and improve light to the houses. Tree 2: Ash - Fell. No replacement tree. The tree has recently shed 2 large limbs (one still hung up in crown), canker is evident on the stem extending over the patio. Crown weight is entirely towards the house, patio and over the garden shed. Remove for safety. Tree 3: Sycamore (Twin-Stemmed) – Reduce lateral growth extending over the shed and patio (East) by approximately 1-1.5 metres, leaving retained branch lengths of approximately 2-3.5 metres. All pruning cuts made to suitable secondary growth points. Works are to reduce debris on patio and house roof and improve light to the house. Tree 4: Sycamore - Remove the lowest limb extending over the Western boundary. Works are to improve access/parking in the adjacent car park. Tree 5: Ash - Reduce in length by approximately 2-3 metres, leaving a retained branch length of approximately 6-7 metres, the lowest large limb extending over the Western boundary. Works are to reduce weight and stress on large over-extended limb.

NO OBJECTION as per the recommendation of the Tree Warden