

**ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 23rd FEBRUARY 2022**

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

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

**In attendance: Leah Coney – Town Clerk
Pat Harris – Finance & Administration Manager
District & Town Councillor Graham Hill
10 members of the public**

258 Chairman’s Announcements

The Chairman had no formal announcements to record.

259 Apologies

Apologies were received from Councillors Amanda Durley & Christopher Lawrence.

260 Minutes

The Minutes of the meeting held on 26th January were approved as a correct record and were signed by the Chairman.

261 Declaration of Interest & Dispensations Requested

The Chairman reminded members of their obligation to disclose any pecuniary interest in items on the agenda. Councillor Richard Platt declared a pecuniary interest in Planning Application 21560/024 Alton School as his wife is a school teacher at the school. Councillor Platt left the meeting at 7.22 p.m. returning at 7.37 p.m.

262 Questions/Representations/Correspondence to the Committee

262.1 Councillor Graham Hill made representation to the Committee on the Planning Application 59613 Clifton Veterinary Surgery advising that he had that morning met with a number of residents in Shipley Close to learn of their concerns at the proposed development and the impact it would have on them and listed a number of objections (based on planning reasons) that he wished the committee to consider when determining the application before them this evening.

Local resident, Peter Hicks also spoke of his concerns, being a resident in Shipley Close and echoed the points raised by Councillor Graham Hill.

Mr. Gary Johnson, a neighbour to the proposed chose not to speak as all of his points had been covered by the previous two representations.

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

- 262.2 Correspondence from Jenny Griffiths of ACAN (Alton Climate Action Network) re the response from Highways on verge cutting regime:

For information, some good news.

As a result of an appeal to Hampshire Highways by AVLAN/ACAN, the north verge of the A339 Pertuis Avenue between the junctions with Basingstoke Road and Whitedown Lane has been designated a "Road Verge of Ecological Importance". From April, the grass-cutting regime will favour the orchids. When AVLAN core group members did a mini survey of this verge in April last year, they found about 25 common spotted orchids, at least 3 bee orchids (and some cowslips). The photo of the common spotted orchid rosette was taken during their survey.

- 262.3 Correspondence from Anna Brock, Director of Copse Close Solar Farm confirming that their planning application in respect of the proposed solar farm was submitted on 31st January 2022.

Proposal for Copse Close Solar Farm, Nr Alton.

Application for Planning Permission – No: PP-10555434v1

- 262.4 Meeting Notes from a meeting between the Farnborough Noise Group (Colin Shearn) and representatives of Farnborough Airport and NATS which took place on 18th January had been circulated to all councillors for information by way of update.

- 262.5 Correspondence from three residents of Shipley Close (Mr & Mrs Kenny, Mr & Mrs Bartlett & Mr. Roger Smith) with reference to their objections to Planning Application: 59613 Cedar Vets in Anstey Lane for the development of 2 x 2 semi-detached dwellings.

- 262.6 E-mail correspondence from Andrew Potter, Clerk at Froyle Parish Council which has been circulated to all Town Councillors:

Subject: FW: No Wey Incinerator - Show You Still Object On February 23

Many thanks to you and your Councils for objecting to Veolia's proposal for an enormous commercial incinerator in the Wey Valley near Alton. Regrettably the Hampshire CC Planning Committee have recommended approval of this application to the Regulatory Committee. Please find below details of the Regulatory Committee meeting on Wednesday 23rd February when it will consider this application.

The action group NoWeyIncinerator have assembled a strong group of speakers to represent the various issues that have been raised in many of the 5,500 objections including those from your Councils. Each of the speakers only has 7 minutes to speak so the various reasons to object have been allocated to individual speakers to ensure that the allocated time is used most effectively and without duplication.

We wanted to let you know that Froyle Parish Council will state that it is representing the interests of the residents of Froyle and all the surrounding Town and Parish Councils that

have submitted objections and that all of your different reasons to object will be included in the cases that at least one of the speakers makes for rejection.

More information including the latest video is available at www.noweyincinerator.com. This has now been sent to each of the Regulatory Committee members along with a two page summary of the planning reasons which this application fails on for their information.

We will of course advise you of the outcome and any follow up action proposed when the decision of the Regulatory Committee is known.

NOTED

263 Applications

263.1 **Planning, Tree 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.

263.2 Other correspondence/reports/information:

263.2.1 Development of an Energy Recovery Facility and Associated Infrastructure at Alton Materials Recovery Facility, A31, Alton GU34 4JD (application number 33619/007): Hampshire County Council advised that this planning application was considered by the Regulatory Committee on Wednesday 23 February 2022 at 10.00 a.m. Council have previously submitted their written comments originally on 10th February 2021 and repeated on 16th June 2021.

The Committee were very pleased to learn of the decision taken by Hampshire County Council Regulatory Committee earlier today in that the decision was taken to vote against the application – 12 members of the Committee against and 3 members in favour.

263.2.2 Correspondence from Treloar College seeking support from Alton Town Council in their application to EHDC for CIL funds towards the cost of a new swimming pool for the students at their Holybourne facility. The Committee were unable to support the approach at this time due to insufficient information being made available and deferred a decision to the Community Committee who meet next week (Wednesday 2nd March). The Town Clerk will request additional information from the College on the community access to the proposed facility and extend an invitation for representatives to make representation to the Community Committee.

264 Emerging Local Plan

Councillors noted that Energy Alton and ACAN had responded to the EHDC Draft Climate Change & Sustainable Construction SPD consultation in January 2022 to ensure this supplementary planning document has knowledgeable and “considered” local input. The Committee wished to record its thanks to ACAN for their submission.

The Committee acknowledged the comprehensive response on sustainable development that Dr June Chatfield had provided to EHDC - which has been circulated to councillors.

The Presentation from EHDC's design policy update (9/2/22) meeting had been circulated to all councillors for information.

The Committee noted the correspondence from the Town Clerk in respect of the criteria for scheduling the Park Pale and the matter of satisfying the “direct threat” element. The Clerk has written to the EHDC Planning Policy Team to ascertain the view of the County Archaeologist as to whether the current proposals would present such a threat before approaching consultants in respect of establishing the “national importance” element as Historic England are not now in a position to undertake this work. An update will be conveyed to those individuals and groups who have pledged financial support in due course.

The Committee had also received correspondence received from Carol Palmer on the criteria to be met in order to register Chawton Park Farm as Historic Parkland. The information had been forwarded to all councillors. At this time, it was felt that the focus was best kept on the scheduled monument listing but this was noted.

NOTED

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

265.1 Further to the proposed TRO for Vicarage Hill and the objection submitted on behalf of Alton Town Council following the previous meeting of the Committee; further correspondence was received from EHDC as follows:

*Good morning,
In light of the comments received, so far, we have managed to reduce the loss of parking spaces by one as shown on the attached plan. I would be grateful for your comments. This is the minimum that is required to make this parking bay legally enforceable with the new layout required by the agreed planning application.*

265.2 Notification from EHDC of temporary road closure at Upper Anstey Lane and Gilbert White Way for approximately 80 metres. The Order is necessary to facilitate the re-formation of the existing road following inspection and completion of S278 works.

No diversion route is required.

It is expected that the works will last for approximately 6 months or until the works are completed, whichever is the sooner starting on or after the 28 February 2022.

It is expected that the closure will be required for 7 days. For any queries about the works taking place please call Baram Ltd on 07341846490.

265.3 Correspondence with EHDC on the question of the failed landscaping at The Butts bridge roundabout:

The Town Clerk had written to EHDC at the request of councillors in respect of the developer’s apparent failure to have in place an agreed landscaping scheme with a

maintenance plan in place for The Butts roundabout. EHDC had approached the developers Knights Brown who have responded as follows:

Response from Knights Brown: DUNCAN GLEN BSc(Hons) CEng CEnv MICE CIWEM C.WEM - Senior Contracts Manager who wrote:

Morning Tracy

We agree the roundabout should be an attractive and welcoming feature for Alton, and this was very much our intention when we carried out the planting as part of our contract for the Butts Bridge Highway Improvements. Responsibility for maintenance does not however reside with Knights Brown I'm afraid, so we can't properly comment on how Alton TC should proceed.

As an observation, the location would provide a wonderful opportunity for a private sponsor to place some signage in return for funding the planting and maintenance of the roundabout. Could a sign be put up inviting sponsors to apply to the town council?

I'm sorry we can't be more helpful at this time but very much hope you find a resolution.

The Town Clerk confirmed that as Hampshire County Council have yet to adopt the roundabout and Knights Brown retain no responsibility, neither are able to action improvements or the replacement of the failed trees. On the basis that Hampshire County Council are, therefore, unable to issue a licence to a third party to undertake restoration of the roundabout, Members enquired whether the grounds team could effect temporary removal/replacement of dead trees as an interim measure prior to Hampshire County Council's formal adoption.

265.4 Notification from South Western Railway of a "Notable Change" in respect of the Station Forecourt Improvement Scheme advising of the proposed works to the current car park, stepped access and access road to the train station.

NOTED

The meeting finished at 8.42 pm

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 23rd FEBRUARY 2022**

PLANNING APPLICATIONS

Notification of Outline Planning Permission application

1. 21560/024 Site Address: Alton Convent School, Anstey Lane, Alton, GU34 2NG
Proposal: Outline application for Outdoor sport facilities at Alton School, new convent accommodation for the Sisters (C2) with part change of use of the Manor House to F1 (previously D1), and the erection of 18 dwellings. Associated external works including access, parking, hard and soft landscaping.

HOLDING OBJECTION:

Whilst the Town Council has no objection to the principle of development on this site an Objection is lodged for the following material reasons and clarification:

1. Affordable Housing:

Alton's Neighbourhood Plan 2011 to 2028 as modified April 2021 under policy HO1 Housing mix on development sites requires "Housing development on allocated sites or other major (as defined by national policy) housing development, must provide a range of dwelling types, tenures and sizes to meeting housing needs. The application currently does meet this requirement in that it does not provide any affordable housing and whilst mitigation has been submitted by the applicant, it will be down to the Planning Authority to establish whether the viability criteria for not allocating has been met.

2. Parking Arrangements:

The current provision for visitor and staff parking arrangements do not comply with the requirements of TR5 of the Alton Neighbourhood Plan. Whilst acknowledging that the applicant has produced plan for visitor/residential parking clarification is required to establish the exact number of each in order to satisfy that the development meets the criteria set.

In relation to staff parking and the allocation of parking spaces, it is acknowledged that the parking provision, in the opinion of the applicant, meets the requirement based on the mix of full and part time staff at the school, it is up to the applicant to now satisfy the Planning Authority that this provision adequately meets the requirement of Policy TR5.

3. Refuse Collection Arrangements and Bin Storage facilities:

Policy HO2 of the Alton Neighbourhood Plan Policy HO2 of the Alton Neighbourhood Plan 2011 to 2028 as modified April 2021 requires the developer to provide adequate off-street refuse storage hidden from direct view from the street and that the provision of off-street refuse storage

must not be to the detriment of the provision of an appropriate level of private amenity space for either existing or future residents. The proposal as stands does not comply with this requirement.

It is also noted that refuge tracking information has not yet been provided by the applicant and that this currently is outstanding and, therefore, the Town Council cannot comment on whether adequate provision is allocated within the plans submitted.

4. EV Charging Points:

It is unclear from the application that EV charging points are to be included and sited whereby they are accessible to residents and conveniently situated.

Members are aware that whilst this is an outline application, any drawings approved at this stage may be cited as evidence of approval at the outline stage when reserved matters are considered. On that basis the drawings pertaining to parking, bin storage and charging points are being taken into consideration by members at this time.

Notification of Full Planning Application:

1. 59613

Site Address: Clifton Veterinary Surgery, Anstey Lane, Alton, GU34 2RH

Proposal: Demolition of Existing building and construction of 4 no. 3 Bed Dwellings

ALTON TOWN COUNCIL STRONGLY OBJECTS FOR THE FOLLOWING MATERIAL REASONS:

1. Parking arrangements - the application is non-compliant with TR5 of the Alton Neighbourhood Plan 2011 to 2028 as modified April 2021:

Residents Parking:

TR5 of the Neighbourhood Plan requires 2 parking places for each 3-bedroom house. The application counts one single garage as a parking space. The garage can only be counted as a parking space if it is at least 6m x 3m between any internal buttresses. No dimensions are included in the drawings but calculating from the scaling would suggest that the garages are 5.53m x 2.89m.

Garage parking:

Garage space has been counted as parking space in this application. It is a requirement, therefore, that this space is indeed used for parking and not storage. There is also a stated requirement that this garage space is not permitted to be converted at a later date to residential space.

Visitor Parking:

TR5 also requires minimum numbers of visitor parking at the rate of one space per two houses. This application therefore would require two spaces whereas none are proposed.

2. Highway Safety - inadequate parking and manoeuvring:

The proposal incorporates inadequate provision for the parking and manoeuvring of vehicles clear of the highway which would result in vehicles interfering with the free flow of traffic on the adjoining highway to the detriment of highway safety and cause inconvenience to other highway users. Egress from the site onto Anstey Lane in a forward gear for safety reasons is essential for both residents and delivery vehicles. It is not clear if can be achieved.

3. Overdevelopment:

The proposal constitutes an unacceptable significant overdevelopment of the site where the form and mass of development is at variance with that of the immediately adjoining properties, which in general provides the essential character of the area. The housing density proposed is far in excess of the general accepted standard: the plot size is 0.095 Hectares and with four houses gives a density of 42 houses per hectare. Housing developments in EHDC are typically no more than 25 houses per hectare. (There are a few exceptions such as the brewery site in Alton but that site is a mix of houses and four storey flats.)

4. Bin storage:

Policy HO2 of the Alton Neighbourhood Plan 2011 to 2028 as modified April 2021 requires the developer to provide adequate off-street refuse storage hidden from direct view from the street and that the provision of off-street refuse storage must not be to the detriment of the provision of an appropriate level of private amenity space for either existing or future residents. The proposal as stands does not comply with this requirement.

5. Building Design - visual appearance

The application has an unattractive presentation onto Anstey Lane with car parking alongside Anstey Lane. It is therefore non-compliant to DE2 of the Alton Neighbourhood Plan in that it does not seek to maintain or enhance the character of its locality

Notification of Listed Building Consent application

1. 23065/021 Site Address: The Barn, 23B High Street, Alton, GU34 1AW
Proposal: Listed building consent - Internal alterations including; new toilet cubicle and partition on the ground floor and a small kitchen area on the first floor, along with two new simple non-illuminated oak painted signs situated on the front elevation with a projecting sign to the side.
NO OBJECTION

Notification of Section 106 Agreement application

1. 25050/064 Site Address: Former site of Molson Coors Brewing Co, Manor Park, Lower Turk Street, Alton
Proposal: Request for a Deed of Variation to the S106 Agreement in relation to permission 25050/059 to amend the triggers for occupation of

the approved development in relation to the timing of the highway works and affordable housing provision clauses.

NO OBJECTION

Notification of Householder application

1. 52395/004 Site Address: 39 Shipley Close, Alton, GU34 2RW
Proposal: Single-storey rear extension and patio to replace existing conservatory, plus replacement windows within existing openings.
NO OBJECTION
2. 53300/001 Site Address: 25A Anstey Lane, Alton, GU34 2NF
Proposal: New Garage
NO OBJECTION
3. 59615 Site Address: 27 Complins, Holybourne, Alton, GU34 4EJ
Proposal: Two single storey front extension, the conversion of garage into habitable space along with the removal of chimney
OBJECT for the following material reasons:
The application will not meet the requirements of TR5 of the Alton Neighbourhood Plan 2011 to 2028 as modified April 2021.
4. 59404/001 Site Address: 10 Moray Place, Alton, GU34 2FX
Proposal: Retrospective application to convert garage into living accommodation without the alteration of the property's elevations.
ALTON TOWN COUNCIL STRONGLY OBJECTS TO THIS RETROSPECTIVE APPLICATION FOR THE FOLLOWING MATERIAL REASON:
This is a breach of the Condition 8 of the Decision Notice issued by EHDC dated 11th July 2016 (Reserved Matters 55428/004) which states:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the garage hereby approved shall only be used [for the purpose of parking private motor vehicles] in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial industrial purposes or for the storage of boats, caravans or trailers.

Reason - To ensure the adequate provision of on-site parking for the purpose of highway safety.

This would therefore set an unacceptable precedent on this new build property. The condition was part of the permission notice to make the development acceptable in planning terms and this would render the development unacceptable if permitted.

TREE APPLICATIONS

1. 33700/007 Site Address: The Bourne, 22 Church Lane, Holybourne, Alton, GU34

4HD

Re: Notification of intention to carry out Works to trees within a Conservation Area

Proposal: Willow tree - Crown lift by 3 metres, crown thin by 20%. Crown reduction – reduce crown height by 3 metres leaving a crown height of over 12 metres. Reduce crown spread by 5 metres (2.5 metres a side). Leaving crown spread of over 10 metres. Ash - Fell.

NO OBJECTION as per the recommendation of the Tree Warden

2. 53140/009

Site Address: 18A Will Hall Close, Alton, GU34 1QP

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

Proposal: Copper Beech (T1) - Crown Reduction - Existing Height 14 metres and Spread 11 metres reduce to Height 12 metres and Spread 8 metres.

NO OBJECTION as per the recommendation of the Tree Warden