

**ALTON TOWN COUNCIL**  
**MINUTES OF THE PLANNING & TRANSPORT COMMITTEE**  
**HELD ON WEDNESDAY 18<sup>th</sup> MAY 2022**  
**at 7.00 p.m. in the Town Hall, Market Square Alton**

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

**In attendance:**                    **Leah Coney – Town Clerk**  
   **Pat Harris – Finance & Administration Manager**  
   **3 members of the public**

**352**     **Chairman’s Announcements**

The Chairman welcomed the 3 members of the public to the meeting.

**353**     **Apologies**

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

**354**     **Minutes**

The Minutes of the meeting held on 20<sup>th</sup> April 2022 were approved as a correct record and were signed by the Chairman.

**355**     **Declaration of Interest & Dispensations Requested**

The Chairman reminded members of their obligation to disclose any pecuniary interest in items on the agenda.

**356**     **Questions/Representations/Correspondence to the Committee**

1. Councillor Pam Jones (reference planning application 59484 Proposed Care Home, Winchester Road) which had already been submitted by Councillor Jones on line to the EHDC Planning Portal:

*Hi Graham,*

*Please can this be included in P&T on Wednesday 18th*

*‘I wish to object to the Proposed Care Home on Winchester Road, Alton (59484). At our PPG meeting at Chawton Park Surgery last evening serious concerns were raised at the plans and I must object to this development. The increased need for health care will put even more pressure on the practice at a time when it has just had to take on patients from the closed Bentley practice. GPs are in short supply nationally and Chawton Park has been trying to recruit another GP for weeks with no success... so please object to this planning application.’*

*Regards*

2. Ian Saunders, Chair of Chawton Park Surgery Patients Participation Group ((reference planning application 59484 Proposed Care Home, Winchester Road) in communication with Councillor Pam Jones:

*Good morning Pam*

*I can only reiterate what you have said in your note to Cllr Titterington and our Town Clerk. As chair of the Chawton Park Surgery Patients Participation Group, I have serious concerns regarding the huge amount of pressure that GPs, Nurses, HCAs and Healthcare workers are already under. As you quite rightly point out, we have had to take on at least another 850 patients from Bentley surgery, deal with the aftermath of Covid 19 and face a national recruiting crisis in the NHS. Over the past 15 years, Alton has faced massive housing development, but has not witnessed a parallel programme of infrastructure development, especially healthcare. As a group representing a practice population of some 11,000 patients, we formally object to the planning proposal (59484) and would ask that our views be made known on the 18th May.*

*I will of course be making the group's views known to EHDC via the planning portal.*

*Best wishes*

*Ian Saunders*

*Chair*

*Chawton Park Surgery Patients Participation Group*

3. Mr. Saunders also made representation to the Committee reiterating the comments as contained in his written submission to Councillor Pam Jones and to the Chair of the Planning & Transport Committee.

Councillor Graham Titterington invited representatives from the applicant to respond to specific questions raised and Mr. Jon Bray and Mr. Andrew White provided clarification on a number of issues which were raised.

4. Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION sent to the Assembly Rooms address in respect of 3-5 High Street (former Travel Bag premises): Works to Class E commercial building to include creation of two residential units over three floors with amenity space & parking to rear. Changes to fenestration. Subdivision of commercial space to create two units along with associated change to shop front. Notification issued on behalf of Rowe C7 Architects Ltd.
5. E-mail from Palace Cinema owner, which had been circulated to all councillors providing a status update regarding the marketing of the premises. He further advised that EHDC had formally confirmed in writing that after careful consideration of a Nomination to list the Palace Cinema as an asset of community value, its decision is that the Palace Cinema does not satisfy the tests and should remain on the Council's list of Unsuccessful Nominations.

**NOTED**

**357 Applications**

357.1 **Planning, Tree & Licencing Applications:** On the proposal of Councillor Graham Titterington seconded by Councillor Matthew Bayliss it was

**RESOLVED**

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

357.2 Other correspondence/reports/information:

357.2.1 EHDC have confirmed that it had granted planning permission in respect of application 59673: 39 Florence Way, Alton for part conversion of the garage into a home workspace and leisure area.

**358 Emerging Local Plan**

The Town Clerk advised that a request had been submitted to EHDC for an update which was awaited.

**NOTED**

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

359.1 Government consultation re new plans to stop households paying for DIY waste to reduce fly-tipping and under the proposals households would not be charged to get rid of waste including plasterboards, bricks and bath units. Further details can be found at:

<https://www.gov.uk/government/consultations/household-waste-recycling-centres-diy-waste-disposal-charges-and-booking-systems>

The Town Clerk was also requested to seek data from Hampshire County Council on usage of the recycling centre pre and post Covid looking specifically at the booking system that was in place and whether this should be continued.

359.2 EHDC have advised that a TRO re Vicarage Hill parking had been amended in order to compensate for the loss of 2 parking spaces (due to development). It is proposed to install 2 limited waiting bays in Vicarage Hill opposite the library.

359.3 Highways have advised of the following works

359.3.1 Butts Road (during May) works being undertaken in preparation for a proposed surface treatment during 2022:

359.3.2 Temporary road closure at Old Odiham Road starting on 31st May

359.4 National Highways Statutory Consultation: Special Engineering Difficult Designation. Alton Town Council had no comment to make

- 359.5 Farnborough Airport advise that it had received confirmation from the Civil Aviation Authority (CAA) outlining the requirements of the airport's Airspace Change Post Implementation Review (PIR) process which followed the introduction of controlled airspace around Farnborough Airport in 2020.
- 359.6 EHDC have advised of the proposed TRO for Mill Lane, Alton. Alton Town Council responded with a NO OBJECTION to the amended proposal which had been requested by County Councillor Andrew Joy.
- 359.7 Hampshire Highways advise that due to unforeseen operational issues the proposed surface repairs along the A31 Farnham Road westbound had not been completed as planned on 11<sup>th</sup> April and the works had been reprogrammed to take place on 19<sup>th</sup> May and an overnight road closure would be in effect.
- 359.8 South Western Railway had issued a Press Release welcoming a new Community Rail Partnership (CRP) and Station Adopters to the "family". Paul Ebutt from the Friends of Alton Station (FAS) and Bob Booker (Alton Society) were the principle parties and had formed a sub group of the Friends of Alton Station.
- 359.9 EHDC had advised of a proposed TRO at Jenner Way, Alton: installation of double yellow lines at the junctions both North and South.

**NOTED**

The meeting finished at 8.36 pm

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE  
PLANNING & TRANSPORT COMMITTEE  
WEDNESDAY 18<sup>th</sup> MAY 2022**

**PLANNING APPLICATIONS**

**Notification of Full Planning Consent**

1. 58969/002      Site Address: 93 High Street, Alton, GU34 1LG  
Proposal: Alterations to the rear elevation of building, and internal alterations to rear offices including the addition of a new disabled cloakroom  
**NO OBJECTION**
  
- 58959/003      Listed Building Consent  
Site Address: 93 High Street, Alton, GU34 1LG  
**NO OBJECTION**
  
2. 59484            Site Address: Proposed Care Home and Landscaped Gateway for Alton, Winchester Road, Chawton, Alton  
Proposal: Development to provide 67 bed purpose-built care home (Use Class C2) and 28 no. apartments (Use Class C3) providing 100% Affordable, age restricted, sheltered accommodation and electricity sub-station; Development of land north of Winchester Road for new gateway landscaped public open space. Associated access, parking, landscaping, sustainable drainage, structures and other works  
**OBJECT for the following material reasons:**
  1.      **The Alton Neighbourhood Plan 2011-2029 (as modified April 2021 – Health Facilities Policy CH3) recognises the need to expand current health care facilities in Alton to meet the needs of a growing population with the extension of the two surgeries in town identified as a priority. In accordance with that, the Council would wish to see a Section 106 Agreement accompanying any permission notice to facilitate such expansion. The Committee recognises that infrastructure expansion in Alton falls short of the developments permitted in a number of areas and would seek to ensure that the Emerging Local Plan addresses these shortfalls in detail.**
  2.      **There is no provision in the application for a controlled crossing point over the B3006 (Selborne Road) to enable safe connectivity into the town centre and public transport routes. We would wish to see the provision of such a crossing point secured through a S278 Agreement should permission be granted.**
  3.      **Should the Planning Authority grant permission for the development a Condition should be placed obligating the developer to provide the highest level of energy efficiency and insulation in the construction of the development**
  4.      **There is no provision for EV charging points incorporated into the design of the development**

## Notification of Advertisement Consent application

1. 27266/009 Site Address: 58 High Street, Alton, GU34 1ET  
Proposal: Advertisement consent - heritage fascia sign and projecting sign.  
**NO OBJECTION**
2. 57035/003 Site Address: Land at Montecchio Way and, Mill Lane, Alton  
Proposal: 2no. Lidl store fascia signs; and 1no. freestanding poster display unit.  
**NO OBJECTION**

## Notification of Householder application

1. 57372/001 Site Address: Hillside, 62 Ackender Road, Alton, GU34 1JS  
Proposal: Single storey rear extension.  
**NO OBJECTION**
2. 58996/001 Site Address: 23 Greenfields Avenue, Alton, GU34 2ED  
Proposal: Increase in roof height to facilitate the formation of first floor living accommodation including a two-storey rear extension, cladding to front elevation and alterations to fenestration and doors  
**OBJECTS for the following material reason:**  
**Whilst the principle of development is accepted in this application the proposal constitutes an unacceptable impact on the street-scene as it is aesthetically at variance with that of the immediate properties which form the street-scene at this location**
3. 59014 Site Address: 17 Willoughby Close, Alton, GU34 2BE  
Proposal: Extension of garage to form utility and toilet, along with the raising of garage roof tiles and the installation of sky light before the conversion of garage to habitable room  
**NO OBJECTION**
4. 59701 Site Address: Runnymede, 3 Langham Road, Alton, GU34 1JY  
Proposal: Two storey side extension and single storey rear extension  
**HOLDING OBJECT for the following material reasons:**  
**Alton Town Council concurs with the comments of the Highways Development Planning Strategic Transport in that further clarification is sought regarding parking arrangements to be contained within the site**
5. 59708 Site Address: 45 Park Close Road, Alton, GU34 2EZ  
Proposal: Part single/ part two storey extension to rear  
**OBJECT for the following material reasons:**  
**The proposal does not comply with TR5 of the Alton Neighbourhood Plan 2011-2029 as modified April 2021**

## Notification of Lawful Development Certificate proposed application

1. 28371/005 Site Address: Wey House, 57 Lenten Street, Alton, GU34 1HE  
Proposal: Lawful development certificate proposed - conversion of garage to habitable space  
**NO OBJECTION**
2. 59721 Site Address: 2 Maple Close, Alton, GU34 2A  
Proposal: Lawful development certificate proposed - loft conversion with rear dormer  
**OBJECT for the following material reason:**  
**The proposal does not comply with TR5 of the Alton Neighbourhood Plan 2011-2029 as modified April 2021**

## Notification of Variation of Condition application

1. 34319/007 Site Address: Old Stables, 12 Church Lane, Holybourne, Alton, GU34  
Proposal: Variation of Condition 9 of application 34319/006 to amend the design  
**NO OBJECTION**
2. 59411/001 Site Address: 26 Reynolds Drive, Alton GU34 2FT  
Proposal: Variation of condition 8 of 55428/003 to allow retention of part converted garage to non-habitable room  
**OBJECT for the following material reasons:**  
**It was an explicit condition of the planning permission granted by EHDC which must be upheld and no variation should be permitted. This is a new build development and the variation of Condition 8 would set an unacceptable precedent and render the development inappropriate both in increasing the size of habitable dwellings and provision of lack of parking resulting in the relocating of vehicles onto the public highway both within the development and also to the nearby residential highway.**

## Licensing Application (Pavement)

1. Site Address: The Crown Hotel, High Street, Alton. GU34 1BN  
Proposal: Grant of pavement café licence  
**NO OBJECTION**

## TREE APPLICATIONS

1. 24526/007 Site Address: 93 Anstey Road, Alton, GU34 2RL  
**Re: Notification of intention to carry out Works to trees within a Conservation Area**  
Proposal: T1-Conifer-Fell.  
**PERMISSION WAS GRANTED BY EHDC ON 21<sup>ST</sup> APRIL 2022**
2. 25767/007 Site Address: TPO number EH791, Cross & Pillory House, 10 Cross & Pillory Lane, Cross & Pillory Lane, Alton

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

Proposal: 1x Ornamental Pear- reduce the crown height by 4m leaving a height of 12m

**NO OBJECTION as per the recommendation of the Tree Warden**

3. 29870/017 Site Address: St Lawrence Church, Church Street, Alton, GU34 2BW  
**Re: Notification of intention to carry out Works to trees within a Conservation Area**  
Proposal: Proposed works (Please see attached Tree Report and Plan.)  
**NO OBJECTION as per the recommendation of the Tree Warden**
4. 59657 Site Address: Land at Goodfellow House, High Street, Alton, GU34 1FL  
**Re: Notification of intention to carry out Works to trees within a Conservation Area**  
Proposal: T781 - Pear - Reduce by 0.5 metre on lateral reduction and remove epicormic growth. These works are to be carried out to maintain a suitable size of tree due to its location to front entrance.  
**PERMISSION WAS GRANTED BY EHDC ON 22<sup>nd</sup> MARCH 2022**



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