

**ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 13th FEBRUARY 2019
AT 7.00 PM AT THE TOWN HALL**

Present:

Councillor	Peter Hicks Amanda Durley Alex Hunt James Voller	Chairman from Minute 229
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In attendance:

**Leah Coney - Town Clerk
Pat Harris – Finance & Administration Manager
Councillors Pam Jones & Sharon Cullen
11 members of the public**

223 Chairman's Announcements

The Chairman:

1. Reminded everyone to switch off or silence their mobile phones.
2. Advised that a Hearing Loop is available.
3. Advised that Councillor Voller would be in attendance from 7.30 p.m.

224 Apologies

Apologies were received from Councillors Allan Chick, Derek Gardner & Graham Titterington.

225 Minutes

The Minutes of the meeting held on 16th January 2019 were approved as a correct record and signed by the Chairman.

226 Declaration of Interest & Dispensations Requested

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

Councillor Amanda Durley – Planning Application: 51923: pecuniary interest as part owns the property

Councillor James Voller – Planning Application: 37745/002: agent for applicant

No requests for Dispensations were requested. Both Councillors left the chamber when the respective applications were considered.

227 Questions/Representations to the Committee

At the time of the relevant agenda item:

1. The following people spoke against planning application 34677/001 Cleveland, 11 Basingstoke Road, Alton:
Beverley Jones – speaking on behalf of a number of local residents in Princess Drive
Councillor Pam Jones
Tony Hazel
Rod Eccles – Alton Society
2. The following people spoke against planning application 30021/066 Land at Treloar Hospital Site, Chawton Park Road, Alton:
Councillor Pam Jones
Steve Hunt – speaking on behalf of Ginny Boxall who was unable to attend due to illness
Councillor Sharon Cullen
Michael Fawcett – Alton Society
Dr. June Chatfield
3. The following people spoke against planning application 57981 Steeple Lodge, 22 Vicarage Hill, Alton:
Rod Eccles – Alton Society
4. Councillor Pam Jones enquired of the Committee if there was an update available in respect of the diversion signage for Ackender Road and when the “barriers” to prevent driving across The Butts were to be installed. The Town Clerk advised the barriers were due to be delivered this week, but signage was being arranged by the contractor Knights Brown.

228 Local Plan

The Town Clerk had undertaken a pre-meeting briefing for councillors on the Local Plan and advised the Committee that work was currently being undertaken in reviewing the evidence base which was used to formulate the Alton Neighbourhood Plan and this work was on-going. The Chairman advised that the first of the two public consultations to be staged in Alton had taken place at The Maltings on Saturday, 9th February which had been well attended but disappointingly lacked Alton District Councillor’s attendance. An Alton Town Council councillor workshop will be arranged to consider the content of the Town Clerks briefing further and collating a response. Alton Town Council will then formally agree their response at the next meeting of the Planning & Transport Committee on Wednesday, 13th March.

229 Applications

179.1 **Planning Applications:** On the proposal of Councillor Peter Hicks, seconded by Councillor Alex Hunt it was

RESOLVED

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

179.2 **Tree Applications:** On the proposal of Councillor Peter Hicks, seconded by Councillor Alex Hunt it was

RESOLVED

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

179.3 **Licencing Applications:**

There were no licencing applications for consideration.

179.4 Other correspondence/reports/information:

- 179.4.1 EHDC have advised of receipt of a Planning Appeal (Planning Application 37521/002 refers)
Planning Inspectorate Reference: APP/M1710/TPO/7156 Appeal by: Mrs Samuel Location: 17 Barton End, Alton, GU34 1LD
Proposal: Tree 2 Holly Tree - Fell to ground level.
- 179.4.2 The Licencing Hearing in respect of Cellar Vie had been postponed as a result of the bad weather and will now take place on Friday, 15th February at Penns Place, Petersfield.

230 To consider any matters or reports pertaining to Highways/ Parking/Public Transport & Housing

180.1 Public Transport:

The Eastbrook & Wooteys Residents Association held a meeting on Friday, 8th February at Wooteys School which included Community Bus provision on the Agenda. An update is awaited from the council's representative, Councillor Graham Titterington.

180.2 Station Forecourt Project:

The Town Clerk advised that no further update had been received on this project since it was last reported to the Committee in January.

231 Current Public Consultation/Exhibitions

1. EHDC launched the Local Plan and the 6 week consultation period begun on Tuesday, 5th February. Ten drop in sessions across the district are planned.

The first of two consultations planned for Alton was held on Saturday, 9th February at The Maltings Centre from 10.00am to 2.00pm. **A second consultation will take place on Friday, 15th March, again at The Maltings Centre from 3.30pm to 8.30pm.**

Display Boards can be viewed at the EHDC Alton office in Cross & Pillory where residents can find further information and where a full copy of the Local Plan can be viewed. A further copy of the Local Plan is available for viewing at the Town Hall.

2. As part of the process laid down in the UK National Planning Policy Framework towards gaining a 'Made' Neighbourhood Plan, Beech Parish Council have authorised the Beech Neighbourhood Planning Working Party (BNPWP) to conduct a Regulation 14 consultation. The consultation period will run for 8 weeks commencing 5th February 2019 and finishing the 2nd April 2019. Comments are being sought from residents of Beech as well as their seeking comments/input on their plan from Alton Town Council.

The meeting finished at 8.14 p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 13 FEBRUARY 2019**

PLANNING APPLICATIONS

Notification of Full Planning application

1. 21376/003 Site Address: Masonic Lodge, Market Street, Alton, GU34 1HA
Proposal: New entrance gates and part replacement of existing front wall with railings.
NO OBJECTION
2. 23278/049 Site Address: Alton Maltings Centre, Maltings Close, Alton, GU34 1DT
Proposal: Listed Building consent - North End Fencing - Replace 2.4m high plywood fencing with close board fencing with a 150mm timber gravel board from the pavement on Maltings Close to the Windmills office building. The fence will start at 1.8m high rising to 2.4m high at the new gate, and remaining at 2.4m for the remainder of its length. To provide a new 2.4m high t & g timber gate across the gap between the new fence and the existing Maltings building. Remove existing plywood gates at the north end of the Maltings to allow access. North End Garage door, replace the existing doorway boards with new plywood painted dark grey to match other external areas of Alton Maltings. Remove the broken tarmac between the pavement and new gate, and replace with paving slabs, with gravel to both sides. Remove the existing rotten unilogs adjacent to the main carpark entrance and replace with concrete kerbs on a dwarf block wall. Fit a low level fence to match existing and landscape area.
NO OBJECTION
3. 34677/001 Site Address: Cleveland, 11 Basingstoke Road, Alton, GU34 1QB
Proposal: New detached dwelling following demolition of detached garage with access off Princess Drive.
DEFER for the following material reasons:
Due to insufficient information being made available regarding access arrangements onto Princess Drive and details of the proposed drainage solutions due to its propensity to flooding of the highway at this location. The case officer will be asked for further details and a report following a site visit.
4. 57981 Site Address: Steeple Lodge, 22 Vicarage Hill, Alton, GU34 2BT
Proposal: Three dwellings, new retaining wall, raised planters and associated landscaping following demolition of existing dwelling and retaining wall to street elevation.
OBJECT for the following material reasons:
1. There is insufficient parking arrangements and the application does not comply with TR5 of the Alton Neighbourhood Plan.

2. The proposal constitutes an unacceptable overdevelopment of the site where the form and height (4 storey) is at variance with the immediately adjoining properties.
3. The proposal incorporates inadequate provision for the 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.
4. The proposal for the available length of frontage for parking includes the removal of car parking spaces and would represent a loss of much valued on street, short stay parking.
5. There is insufficient on site provision for manoeuvring of vehicles resulting in inadequate visibility splays as a result of on street parking provision on the highway on either side of the proposed development.
5. The proposal does not contain adequate information to mitigate for increased run off from the development which could increase a flood risks elsewhere within the immediate vicinity of the proposed development.

Notification of Pre-Decision Amendment

1. 30021/066 Site Address: Land at Lord Mayor Treloar Hospital Site, Chawton Park Road, Alton
Consultation of Reserved matters application.
 Proposal: Reserved Matters application pursuant to outline application 30021/056 - Development comprising 280 dwellings and a Country Park with access from Chawton Park Road with associated internal access roads, parking, landscaping, open space, footpaths and sustainable urban drainage (SuDS). (Appearance, landscaping, layout and scale to be considered) (additional information and amended plans received on 24/10/2018). (Amended plans received on 04/02/2019) Amendment Details: Amended plans received.

The Committee acknowledges the developers response and the minor resultant changes made to the appearance of Robertson House; the removal of “sand” from the play area and the non-isolation of Plot 234 however it continues to

OBJECT for the following material reasons:

Conservation:

The value of the site for conservation was clearly a concern at the outline stage and as such was “hard-wired” into the consent (Condition 12) to ensure the that a fully-detailed scheme of site-wide ecological mitigation, compensation and enhancement measures was submitted. At this time it is felt that this condition cannot be satisfied and falls short of the requirements.

Appearance:

There have been a number of cosmetic changes made to the appearance of the properties which is welcomed; however, overall the design of homes would still benefit from enhanced appearance. In addition:

- 1. The design and material choices for the development appear bland with insufficient variations to denote the varied and historic background of the site with the blocks of flats in particular looking “barrack” like in their appearance. The plain and austere presentation needs to better reflect the landscape and provide more visual interest.**
- 2. Houses are very tight to the boundary of the development – south western edge.**

Landscaping:

The concern previously made remains:

- 1. Consideration should be given to establishment of strong boundaries in all areas across the development when in close proximity to public access points (footways or cycle paths) and that these boundaries should not be close board wooden fencing, but consist of natural hedgerows (Hawthorne) which will also provide additional security .The proposed close board fencing is not in keeping with the landscape of the development and a range of fencing and boundary hedges both natural and low brick walling should be added to provide alternative features within the development and to soften the harsh visible impact of high close board fencing. This will help to assist with potential areas for anti-social behaviour and provide a greater sense of safety.**

Layout:

The Committee acknowledges the changes made to relocate plot 234 in light of the concerns raised over the vulnerability of this plot. The Committee also welcomes the changes made to the garage sizes to ensure conformity with the Alton Neighbourhood Plan and the production of further information in respect of refuse collection and vehicle tracking. However, there still remain concerns in respect of the following items (below)

- 1. Parking – Visitor parking for access to the open space (country-park) would be better served from the access to Ackender Wood from Pertuis Avenue. It seems inappropriate for visitors to the open space to drive through the whole of the housing estate in order to park.**
- 2. Page 9 of the Planning Statement gives great store to cycling and pedestrian routes across the open space – not clearly defined on plans for the development and in particular the open space and is therefore contrary to ANP Policy TR1.**

3. Whilst it is appreciated that the application complies with the vehicle parking requirements of the Neighbourhood Plan, there is a high percentage of spaces taken up by garages which is regrettable given the propensity to convert garages to residential use resulting in loss of parking in the longer term. Any permission for this development should therefore include a removal of permitted development rights to ensure a degree of control over the loss of parking over time from conversion to residential.
4. The loss of the SINC is very regrettable.
5. The layout of the LAPs are inappropriate. One is near woodland which potentially poses a risk to young children and the other is very close to the edge of two roads and only partially fenced off with knee rails which children can slip over or under or play on.
6. The location of the LEAP is also highly inappropriate. A local RoSPA inspector has said in his view the location would be deemed high risk due as it would encourage antisocial behaviour. The current proposed equipment caters for the wrong age group (LEAPS are for 6 – 11 years old not younger) There is also no equipment included for disabled children:

Fields In Trust now advocate the use of play experiences rather than set pieces of play and therefore the LEAP could be relocated across the site incorporating items such as boulders, mud jumps, wooden totems or sculptures and other natural features or more linear trim trail pieces in order to remove the current configuration which encourages loitering by older children and would be unsafe for younger ones. It may also be advisable to consult the Neighbourhood Police team for their recommendations in respect of this item.

In addition, upon reviewing the documentation Members would like to see a visual impact assessment which includes montages of the current landscape with the proposed built form overlaid to illustrate if there is any impact on the skyline. A contour map of the area would also assist in evaluating this.

Access:

1. There is still to be no pedestrian access from the proposed development other than via the main spine road onto Chawton Park Road and given that schools serving the development are some distance away; this will lead to additional vehicle movements rather than promotion of “walk/scoot to school” initiatives in place. This was referred to in pages 38 and 46 of the outline application DAS.
2. In addition, it has been noted that the pavement on Chawton Park Road currently ends at the Sports Centre and does not extend to the site access. These paths will need to be extended to ensure safe passage for pedestrians coming in and out of the site.
3. Given that residents may choose to walk across the open space to access Alton via Pertuis Avenue, discussion with Hampshire County Council Highways should be a priority to ensure there is safe passage

across this busy A road, particularly as it provides a much shorter route to the local school than via the spine road of the development. It is clearly stated in the S106 agreement and outline Design and Access Statement that a crossing along this road was to be included as part of the scheme.

Comment:

Additionally, the Committee would remind the developers of its continuing concerns as follows:

1. The refuse tracking details whereby given the constraint of a single spine road servicing the development; there is a requirement placed upon residents to take their bins to the dedicated refuse bin pick up points.
2. The developers have not provided any details of how it will comply with TR1 of the Alton Neighbourhood Plan in respect of pedestrian networks which clearly states where appropriate, development proposals will provide linkages within, into and out of the site that provide safe pedestrian access. Pedestrian links will be traffic free wherever possible. Proposals should react positively to any opportunity to broaden the local footpath network within Alton. (Access - point 1 of the objection above refers)

The Committee has requested that a footpath constructed from self-binding gravel (or equivalent) be provided across the lower edge of the development to allow residents and school children to exit the site onto and across Whitedown Lane to allow safe passage, without having to use the one and only entry and exit spine road to the development from Chawton Park Road.

3. Members repeats its request for an up to date evaluation of the proposed drainage, foul and surface water run off areas. Experience at the Will Hall Farm Development has demonstrated that there was insufficient capacity which was costly to resolve.

Notification of Advertisement Consent application

1. 26939/010 Site Address: 71 High Street, Alton, GU34 1AB
Proposal: Illuminated fascia sign, non-illuminated hanging sign, door vinyl sign
NO OBJECTION

Notification of Listed Building Consent

1. 23278/049 Site Address: Alton Maltings Centre, Maltings Close, Alton, GU34 1DT
Proposal: Listed Building consent - North End Fencing - Replace 2.4m high plywood fencing with close board fencing with a 150mm timber gravel board from the pavement on Maltings Close to the Windmills office building. The fence will start at 1.8m high rising to 2.4m high at the new gate, and remaining at 2.4m for the remainder of its length. To provide a new 2.4m high

t & g timber gate across the gap between the new fence and the existing Maltings building. Remove existing plywood gates at the north end of the Maltings to allow access. North End Garage door, replace the existing doorway boards with new plywood painted dark grey to match other external areas of Alton Maltings. Remove the broken tarmac between the pavement and new gate, and replace with paving slabs, with gravel to both sides. Remove the existing rotten unilogs adjacent to the main carpark entrance and replace with concrete kerbs on a dwarf block wall. Fit a low level fence to match existing and landscape area.

NO OBJECTION

Notification of Lawful Development Certificate existing application

1. 26051/016 Site Address: 12 Normandy Street, Alton, GU34 1BX
Proposal: Lawful development certificate existing - Use as Restaurant (A3) and Take-away (A5)

NO OBJECTION

Notification of Householder application

1. 28054/023 Site Address: The Priory, 11 Howards Lane, Holybourne, Alton, GU34 4HH
Proposal: Demolition of the existing single storey conservatory and replace with a single storey extension

NO OBJECTION

2. 31496/001 Site Address: 2 Spitalfields Road, Alton, GU34 2EA
Proposal: Two storey side extension following demolition of existing conservatory. Formation of new dropped kerb with associated parking.

NO OBJECTION

3. 33131/002 Site Address: Lansdowne Cottage, 4 Lansdowne Road, Alton, GU34 2HB
Proposal: Replacement window panels on conservatory to rear following removal of PVC window panels

NO OBJECTION

4. 36744/001 Site Address: 3 Maple Close, Alton, GU34 2AY
Proposal: Single storey porch and conversion of loft to habitable accommodation with dormer windows to rear

NO OBJECTION

5. 37745/002 Site address: 38 Thornton End, Holybourne, Alton GU34 4HF
Single storey extension to rear

NO OBJECTION

6. 58071 Site Address: 28 The Cooperage, Lenten Street, Alton, GU34 1HB
Proposal: Conservatory to rear

NO OBJECTION

7. 58104 Site Address: 5 Garstons Way, Holybourne, Alton, GU34 4BL
 Proposal: Single storey rear extension
NO OBJECTION
8. 51923 Site Address: 21 Musgrove Gardens, Alton, GU34 2EQ
 Proposal: Single storey front extension to garage and entrance following removal of porch
NO OBJECTION

TREE APPLICATIONS

1. 23462/006 Site Address: 74 The Butts, Alton, GU34 1RD
Re: Notification of intention to carry out Works to trees within a Conservation Area
 Proposal: Walnut (Juglas Regia) - To reduce canopy by 2 metres, leaving a canopy width of approximately 9 metres and height of 9 metres. To crown raise 2 lowest branches over greenhouse. To remove split branch. False Acacia - To remove lowest easterly large limb back to fork. To reduce by 2 metres x 2 over-extending mid-level southerly branches. Also reduce by 2 metres x 2 over extending northerly mid-level branches. Hazel - To reduce to 6 metres.
Permission was granted by EHDC on 8th January 2019
2. 34277/004 Site Address: 46 Curtis Road, Alton, GU34 2SD
Re: Application for consent for Works to trees subject to a Tree Preservation Order
 Proposal: Fell the sycamore tree nearest the house
NO OBJECTION as per the recommendation of the Tree Warden
3. 53476/004 Site Address: 120 London Road, Holybourne, Alton, GU34 4ES
Re: Notification of intention to carry out Works to trees within a Conservation Area
 Proposal: Apple (T1) - A. Crown reduction - reduce height by 1.5m, from 10m to 8.5m and reduce crown diameter by 2m, from 8m to 6m (in order to prevent branches contacting main house and outhouse roofs and gutters) B. Crown thinning to let in more light and promote healthy fruit growth (reduce crown density by 25%).
NO OBJECTION as per the recommendation of the Tree Warden