

**ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 10th APRIL 2019
AT 7.00 PM AT THE TOWN HALL**

Present:

Councillor	Peter Hicks Allan Chick Derek Gardner Alex Hunt James Voller	Chairman
-------------------	---	-----------------

In attendance:

**Leah Coney - Town Clerk
Pat Harris – Finance & Administration Manager
There were no members of the public or the press present**

255 Chairman's Announcements

The Chairman:

1. Reminded everyone to switch off or silence their mobile phones.
2. Advised that a Hearing Loop is available.

256 Apologies

Apologies were received from Councillors Graham Titterington and Amanda Durley.

257 Minutes

The Minutes of the meeting held on 13th March were approved as a correct record and signed by the Chairman.

258 Declaration of Interest & Dispensations Requested

The Chairman reminded members of their obligation to disclose any pecuniary interest in items on the agenda. Councillor James Voller disclosed a pecuniary interest in planning applications 24841/003 and 31232.010 – both of which he is acting as agent for the applicants. No requests for Dispensations were requested and Councillor Voller did not take part in the discussions when the two applications named were considered.

259 Questions/Representations to the Committee

There were no questions or representations received.

260 Local Plan

Alton Town Council's comprehensive response to the Local Plan was included as an addendum to the Minutes of the Planning & Transport Committee held on 13th March 2019. No date has been provided as to when the evaluation of the comments received by EHDC will be completed.

261 Applications

261.1 **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.

261.2 **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.

261.3 **Licencing 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.

261.4 Other correspondence/reports/information:

261.4.1 Esso Southampton to London Pipeline Project: The letter announcing the final route was made available on 27th March 2019 (and accompanied the Agenda papers for this meeting). Full details together with an interactive map can be viewed at www.slpproject.so.uk

261.4.2 Alton Town Council have responded to the Beech Neighbourhood Plan Consultation request as follows:

The comments refer to both policies. These appear to be in conflict with the emerging EHDC Local Plan – 2036, as part of the proposed site allocation SA19 (page 79 of the Regulation 18 Consultation refers) is, in part, located within the parish boundary of Beech. As such, whilst the A339 remains a physical barrier and the part of the site located within Beech is likely to be in a flood risk 3 area and could remain undeveloped, in principle it would be contrary to BCP02 and BCP03

261.4.3 EHDC have advised that will be carrying out tree works in The Bank Car Park, Alton and have engaged their contractors to undertake the works over the next few weeks.

261.4.4 EHDC have provided Alton Town Council with a copy of a provisional Tree Preservation Order made by EHDC on 8th April – the effect of the Order is provisionally to protect the trees as set out in Schedule 1 of the Order for a period of six months. A copy of the Order has been served on the owners of the properties concerned – East Hampshire (Alton Convent School, Anstey Lane, Alton, GU34 2NG: Tree Preservation Order (EH1117)2019.

261.4.5 HCC Highways have objected to the Treloar Heights development and raised concerns on a number of layout issues.

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

262.1 Highways

262.1.1 Hampshire County Council have notified Alton Town Council of a Traffic Order Proposal to introduce a 30 MPH speed limit between a point 16 metres north of its junction with the B3349 Basingstoke Road and a point 110 metres north of its junction with The Goldings (existing 40 mph) on New Odiham Road

The public advertisement of proposals for a 30mph speed limit at New Odiham Road in Alton will be carried out between 5th and 30th April 2019 when public notices will appear in the Hampshire Independent newspaper and on site giving members of the public and other interested parties the opportunity to comment on these proposals. Full details will be available at: www3.hants.gov.uk/publicnotices

Any comments received in response to this advertisement would subsequently be considered by the County Council before deciding whether or not to proceed with implementation.

262.1.2 Anstey Road/Anstey Lane Junction Improvement: Alton Town Council still awaits further information from County as to progress on this scheme following the public information session which was held in November and December 2018 when details of the scheme were available for public comment. A formal request for an update has been submitted to County Councillor Andrew Joy.

262.2 Public Transport:

The following update report was received from Councillor Graham Titterington:

The Alton Eastbrooke and Wooteys Residents Association has succeeded in raising enough money to run our proposed service for at least 3 months, assuming a fairly cautious assumption of fare income, and have arranged with Community First to begin the service on April 27th. It always was our plan to run to an initial timetable for 3 months and to review the service then in the light of our experiences. We are very motivated to make it a permanent feature, but the timetable may need tuning in the light of experience.

The initial timetable is designed to complement the existing Stagecoach service on weekday mornings). A fare of £1 will be charged to offset costs. The service will follow a circular route (in an anti-clockwise direction) around the Manor, Wooteys and Eastbrooke estates, the town centre, Mill Lane (for Aldi), and the Health Centre (on Tuesdays).

The service specification is:

- Tuesdays from 2 p.m. to 4 p.m.
- Saturdays from 10 a.m. to 2 p.m.

With buses leaving the bus stop in Jenner Way (by Gilmour Gardens) at 2:00, 2:30, 3:00 and 3:30 on Tuesdays, and half hourly from 10:00 am to 1:30 pm on Saturdays. These are

slightly different on the 2 days due to the closure of the west end of High Street for the Tuesday market, and the lack of activity at the Health Centre on Saturdays.

Alton Town Council have confirmed that it will assist with publicity for the service and is awaiting logo information and format from AEWRA.

The Chairman in welcoming the update provided by Councillor Titterington commended the close working relationship enjoyed between Alton Town Council and AEWRA on this initiative; strongly supporting the 3 month trial and confirmed that Alton Town Council would make provision for a bus stop advertisement to promote the service as well as social media promotion of the service.

262.3 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 but was of the opinion of Alton Town Council that EHDC were cognisant of the requirement that this project should proceed.

263 Current Public Consultation/Exhibitions

There are no current public consultations or exhibitions.

The meeting finished at 7.50 p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 10 APRIL 2019**

PLANNING APPLICATIONS

Notification of Full Planning application

1. 21560/020 Site Address: Alton Convent School, Anstey Lane, Alton, GU34 2NG
Proposal: Replacement car park with associated landscaping, conversion and extension of existing outbuilding to form new school cafe
OBJECT for the following material reasons:
1. In isolation this planning application could be supported; however the council is aware that this is only Phase 1 of a 5 phase development of the site; this information publicly available at the consultation undertaken at the beginning of 2019 and on the Alton School website <https://www.altonschool.co.uk/about/development-news/>
The overall intention is for 35 houses to be built within the grounds of the school at 2 separate locations within the site which will necessitate 3 different access points onto Anstey Lane.
This is in contravention of the Alton Neighbourhood Plan HO3(e) which was for a limited amount of housing to the rear of the site only, not building on the car park.
This an already congested area for traffic and will only worsen the existing traffic problems in this area.

With the additional comment:

1. Alton Town Council believes that it will be necessary for the Case Office to review the application currently before EHDC in the context of a holistic application covering all five phases of the planned re-development of the site and not in isolation. Whilst individual applications need to be assessed on their merits there would be a concern should this application be granted, knowing the funding is coming from the sale of land for housing, if the housing may not be delivered for being contrary to planning policy.
2. 28088/016 Site Address: 23a Market Street, Alton, GU34 1HA
Proposal: Retention of conversion of offices to two x self-contained dwellings
OBJECT for the following material reason:
1. Whilst Alton Town Council's objections and the loss of an employment site have been satisfied; it would appear that the concerns raised by the Case Officer (in the decision making process when the application was refused in 2018) remain pertinent and unresolved:

“The proposed residential flat 1 by virtue of its layout and siting would result in a substandard form of accommodation as a result of the limited outlook, levels of daylight/sunlight that would be received into habitable rooms, and noise disturbance associated with the use of an adjoining parking area. As such, the proposed development is contrary to policies CP27 and CP29 of the East Hampshire District Local Plan: Joint Core Strategy (2014) and Paragraph 17 of the National Planning Policy Framework.”

3. 31232/010 Site Address: 19 - 21 Market Street, Alton, GU34 1HA
Proposal: Part change of use at ground and first floor from sui generis (taxi office) and A1 (retail) to residential dwelling and part change of use at ground floor from A1 (retail) to sui generis (taxi office)
NO OBJECTION
4. 52717/001 Site Address: Land at Junction of Wilsom Road, Windmill Lane, Alton
Proposal: Three bed detached dwelling
OBJECT for the following material reasons:
1. The proposed development lies outside the settlement boundary.
 2. The site lies in a Flood Risk area and there are no detailed plans for mitigation contained within the planning documents.
 3. The air quality and pollution risks associated with a development directly below the busy A31 do not appear to have been considered which could directly impact on the health and well-being of any occupants of the dwelling.
 4. Future highway plans for a proposed junction from the B3009 onto the A31 at this point could be jeopardised rendering any future proposals to be unattainable.

Notification of Listed Building Consent

1. 29146/015 Site Address: The Wheatsheaf Inn, 7 Market Square, Alton, GU34 1HD
Proposal: Listed building consent - removal of bar servery, new bar counter, removal of internal partitions, new fixed seating and pergola to courtyard.
NO OBJECTION
2. 31232/011 Site Address: 19 - 21 Market Street, Alton, GU34 1HA
Proposal: Part change of use at ground and first floor from sui generis (taxi office) and A1 (retail) to residential dwelling and part change of use at ground floor from A1 (retail) to sui generis (taxi office)
NO OBJECTION
3. 38187/011 Site Address: Upper Neatham Mill House, Upper Neatham Mill Lane, Holybourne, Alton, GU34 4EP
Proposal: Listed building consent - Internal Alterations
NO OBJECTION

Notification of Householder application

1. 24841/003 Site Address: 53 Kings Road, Alton, GU34 1PX
Proposal: Single storey extension to rear/side following demolition of existing rear/side extension with separating wall
NO OBJECTION
2. 26325/005 Site Address: 10 New Barn Lane, Alton, GU34 2RU
Proposal: Conservatory to rear
NO OBJECTION
3. 32274 Site Address: 11 Osborne Close, Alton, GU34 1QT
Proposal: Single storey extension to front, new access steps, landing and balustrading.
NO OBJECTION
4. 33282/010 Site Address: 110 London Road, Holybourne, Alton, GU34 4EW
Proposal: Two storey extension to rear. (Revision to application 33282/005)
NO OBJECTION
5. 34044/001 Site Address: 94 The Butts, Alton, GU34 1RD
Proposal: Install four sliding sash windows
NO OBJECTION
6. 34319/003 Site Address: Old Stables, 12 Church Lane, Holybourne, Alton, GU34 4HD
Proposal: Detached summerhouse
NO OBJECTION
7. 36579/003 Site Address: 5 Walnut Close, Alton, GU34 2BA
Proposal: Single storey extension to rear following demolition of conservatory
NO OBJECTION

TREE APPLICATIONS

1. 28054/025 Site Address: The Priory, 11 Howards Lane, Holybourne, Alton, GU34 4HH
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T1 -Tulip tree - Fell, T2 Native Oak - Fell, T3 Flowering Cherry - Fell
Awaiting the comments of the Tree Warden
2. 29870/016 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: T29 Oak - crown lift to 4metres all round and remove deadwood more than 25mm diameter T38 Copper Beech - selective tip reduction of c40

overlong branches to natural pruning points finished height 22m with a 9m radial canopy spread

NO OBJECTION as per the recommendation of the Tree Warden

3. 34711/005 Site Address: 9 Vaughans, Alton, GU34 2SQ
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: Beech (T1) - Reduce crown height from 22m to 19m. Reduce lateral branches NE- from 8m to 5m, SE- 7.5m to 5m, SW- 7m to 5m, NW- 8m to 5m.
NO OBJECTION as per the recommendation of the Tree Warden
4. 36522/001 Site Address: 20 Curtis Road, Alton, GU34 2SD
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T1 Horse Chestnut - Fell
Awaiting the comments of the Tree Warden
5. 39063/006 Site Address: 14 Vaughans, Alton, GU34 2SQ
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T1 Sycamore - Fell
NO OBJECTION as per the recommendation of the Tree Warden
6. 55211/003 Site Address: Cornerstone, 8 Borovere Lane, Alton, GU34 1PD
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T1 Beech - Reduce lateral branches to previous cutting points to leave a finished crown spread (radius) of 6 metres, Reduce crown height by 2 metres from 19 metres to 17 metres, dead wood and crown thin by 10%.
NO OBJECTION as per the recommendation of the Tree Warden

LICENSING

1. Coffee Cherry, 3D Normandy Street, Alton GU34 1DD
Pavement Café Licence
Shop Front (2m x 1.5m) for 2 tables, 4 chairs – 3 barriers for safety purposes.
Mon-Fri 8 a.m. – 5 p.m.
Saturday 9a.m. – 5 p.m.
Sunday 10 a.m.- 4 p.m.
OBJECT with the following comments:
Whilst the Town Council welcomes the concept it has concerns regarding the layout proposed given the reduced width of the pavement in the vicinity which could impact on the safe passage of pedestrians, mobility scooter users at a point with the highway where manoeuvring of lorries and buses is tight given the mini roundabout with Church Street, Normandy Street and the High Street.

2.

The Bakers Arms, High Street, Alton. GU34

Minor Variation

Details of proposed variation(s) (Please see Guidance Note 4)

This is an application to vary the layout and design of the premises in accordance with the submitted plan. The changes include shortening the bar servery to the raised area and addition of fixed booth seating.

The opening hours and licensable activities authorised by the premises licence are to remain unaltered

NO OBJECTION