

**ALTON TOWN COUNCIL**  
**MINUTES OF THE PLANNING & TRANSPORT COMMITTEE**  
**HELD ON WEDNESDAY 24<sup>th</sup> MARCH 2021**  
at 7.00 p.m. Held remotely with councillors and members of the public dialling in

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**Present:**      **Councillor**      **Graham Titterington**      **Chair**  
   **Ginny Boxall**  
   **Gideon Cristofoli**  
   **Pam Jones**  
   **Richard Platt**

**In attendance:**

**Leah Coney – Town Clerk**  
**Pat Harris – Finance & Administration Manager**  
**County Councillor Andrew Joy**

**There were no members of the Public or Press**

**241      Chairman's Announcements**

The Chairman reminded everyone that in view of the current ways of working for committee meetings, members were requested to ensure that they raise their hand when they wish to speak and in the interim, put themselves all on mute.

**242      Apologies**

Apologies were received from Councillors Amanda Durley & Christopher Lawrence. Councillor Paul Crossley did not attend.

**243      Minutes**

The Minutes of the meeting held on 24<sup>th</sup> February 2021 were approved as a correct record and will be signed by the Chairman at a later date.

**244      Declaration of Interest & Dispensations Requested**

The Chairman reminded members of their obligation to disclose any pecuniary interest in items on the agenda. None were declared.

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

1. In response to residents' concerns, the Chairman has written to EHDC TRO parking as follows:

*"I have been asked by a resident to look into the car parking problems in Jenner Way and the surrounding streets. The problem resembles the ones we have found in other areas, and in particular the area around Wooteys Way that was the subject of recent proposals from EHDC. As chair of the Alton Town Council Planning and Transport committee I think I can say with some certainty that the committee is likely to take a similar view to this situation: that we strongly support restrictions on parking near street corners (which basically reinforce the rules of the Highway Code) but are reluctant to bring in measures that significantly reduce the overall amount of parking as this exacerbates the situation on neighbouring roads."*

*I am therefore writing to ask you to review the parking situation in the Manor Estate in the same way that you have done for the Wooteys Estate, with a view to putting double yellow lines on street corners.*

A response is awaited.

2. At the previous meeting councillors requested that Councillor Titterington as the Chair of the Committee write a letter to Michael Lane, (the current PCC) and a response is awaited. However, Councillor Titterington understands that he is not standing for re-election and has, therefore, emailed the three prospective candidates for the post with identical (separate) emails (which has been circulated to all councillors). The candidates are:  
Donna Jones, Conservative; Richard Murphy, Liberal Democrat; Tony Bunday, Labour  
All three prospective candidates have indicated that they would be willing to talk to Alton Town Council should they be elected. The Chair will circulate responses to councillors
3. A Representation from the Chair of the Amery Hill Residents Association (circulated to all councillors in advance of the meeting) has been received as follows:

*“As Chairman of Amery Hill Residents’ Association who has participated in the Liaison Group with Redrow in relation to the Hopfield Place Development, and as one of the founding members of the Wey Walk group who has had regular contact with Cala up until the first lockdown last year:*

*AHRA is hugely disappointed that a Liaison Group has not been put in place for this site. The Redrow Liaison Group has been a very helpful and constructive forum for all the stakeholders involved in the development, and meeting regularly has facilitated holistic conversation across all aspects of the various concerns raised by all participants at critical points in the development.*

*Likewise, the sessions which members of the Wey Walk team have had with Cala have also been extremely beneficial to both parties. From a very early stage, we have discussed at great length the proposed enhancements to the river, been able to share the vision that the town has for the Wey Walk/Green Lung through the site, and discussed the impact that changing the current river course will have in terms of flooding in the centre of town and further downstream. Based on our experiences with Redrow, there are some challenges ahead specific to the river which we want to highlight to, and work with, Cala – for their benefit as well – and a Liaison Group would be an effective way to manage this knowledge exchange.*

*The proposal of channelling all dialogue through a community worker seems a wasted opportunity to facilitate constructive, collaborative dialogue along with bi-directional information sharing from the outset.”*

The Committee agreed that it is disappointing that the Liaison Panel had not yet been established as Alton Town Council had formally commented in their objection to the planning application for a Liaison Panel must be established prior to any demolition work commencing. Councillor Richard Platt advised that he had formally written to the planning offices specifically on this point and a response is awaited. The Town Clerk and Councillor Graham Titterington will write directly to CALA, as they have previously stated that they wish to ensure good working relationships during the development of the site, to set up a Liaison Panel as quickly as possible.

246 Applications

246.1 **Planning Applications:** On the proposal of Councillor Graham Titterington seconded by Councillor Gideon Cristofoli it was

**RESOLVED**

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

246.2 **Licencing Applications:** On the proposal of Councillor Councillor Graham Titterington seconded by Councillor Gideon Cristofoli it was

**RESOLVED**

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

246.3 **Tree Applications:**

Tree applications are currently only NOTED for the purposes of the Committee pending re-engagement of the Tree Warden being permitted to undertake site visits in accordance with EHDC direction due to Covid restrictions currently in force.

246.4 Other correspondence/reports/information:

246.4.1 The Committee received a request from Alton Lions to purchase a defibrillator to be placed in the Market Square and was seeking permission from Alton Town Council to place on the Town Hall. Members considered the best location and agreed that in order to provide the required electricity supply to the device, the corner of the building which fronts on to Market Street would be appropriate. Alton Town Council will seek the required planning permission in this respect and confirm to Alton Lions its acceptance of the kind offer.

246.4.2 Hampshire County Council have advised that permission has been granted in respect of planning application from Waltet Limited

Application no:	51471/007
Site Reference:	EH156
Location:	Unit 5-6 Waterbrook Estate, (formerly referred to as Unit 7), Waterbrook Road, Alton GU34 2UD
Proposal:	Variation of conditions 5, 11 & 18 of planning permission 51471/003 to allow for restricted night-time activities including importation of road planings
Status / Decision:	Granted
Decision date:	25/02/2021

County Councillor Andrew Joy advised that a Liaison Panel is to be established and an agreement in principle is in place. Further details are awaited.

246.4.3 EHDC have advised the receipt of a Planning Appeal:  
Planning Inspectorate Reference: APP/M1710/W/21/3266609.

Appeal by: Mr R Jenman

Location: 23 Greenfields Avenue, Alton, GU34 2ED

Proposal: Application to determine if prior approval is required for a proposed: Enlargement of a dwellinghouse by construction of additional storeys.

Appeal start date: 24 February 2021. Responses quoting reference number by 31<sup>st</sup> March 2021.

246.4.4

EHDC have advised that planning permission has been granted in respect of the following planning applications noting that Alton Town Council had lodged its objections:

Planning Application: 56420/003 Site Address: Alton Magistrates Court, 25 Normandy Street, Alton, GU34 1DQ

Re Proposal: the development of 43 retirement living apartments (category ii type) with communal facilities and car parking following demolition of existing buildings

Planning Application: 59000 Site Address: 2 Pentons Close, Holybourne, Alton, GU34 4BE

Re: Proposal: Loft conversion (as amplified by an additional parking plan received 26 February 2021).

246.4.5

Following the committee raising concerns about the planning process followed in respect of Planning Application 34677/003 Councillor Graham Titterington had written to Simon Jenkins at EHDC and the following response has been received:

*"Thank you for your email Cllr Titterington*

*I know this site well having been involved in the determination of the application. I note 10 objections and one letter of support. I also note the planning and non-planning issues raised.*

*The officer's report notes the planning objections raised and gives due consideration. The conclusion reached was that in terms of the planning balance the scheme was acceptable. East Hants determines about 1500 applications a year over 95% of which are delegated to me to determine, the remainder are considered by the planning committee for several reasons. In terms of the constitution the call in to committee by a ward councillor is always considered carefully. In this case NO referral to committee was requested by the ward councillor who confirmed that a delegated decision could be made"*

The Committee were disappointed that Councillor Ginny Boxall's request for the application to be "called in" and referred to the District Planning Committee had not been acknowledged and she had personally taken the matter up with Simon Jenkins in the strongest of terms and he had agreed to investigate further. There having been no further communication on the matter, both District Councillors Ginny Boxall and Richard Platt will take the issue up again and report back to this Committee. The position remains deeply unsatisfactory to Alton Town Council.

246.4.6 EHDC Licencing have advised that in respect of The Twisted Cup Tea Bistro & Emporium Premises Licence Application for 13 Market Square:

The Licensing Sub-Committee (East Hants District Council) have therefore concluded that the application for the premises license should be granted but that the permitted hours of operation should be modified as follows-

Sale of Alcohol – Monday to Saturday 10 am to 11 pm

Sunday 10 am to 4pm

Service of alcohol or drinking of alcohol in the rear garden to cease at 9 pm every day

Indoor Live Music – Monday to Saturday 10 am to 11 pm

Sunday 10 am to 4 pm

246.4.7 CALA Homes have notified local residents that demolition of the former Alton Brewery will begin on Tuesday, 23<sup>rd</sup> March with the contractor working between the approved hours of 8.00 a.m. to 5.30 p.m. Monday to Friday and 8.00 a.m. to 1.00 p.m. on Saturdays.

#### NOTED

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

247.1 Hampshire County Council have advised that as part of the annual programme of works being undertaken by Operation Resilience, they will be undertaking drainage cleansing and survey works on the A31 Alton Bypass, Alton, from the Holybourne roundabout to the Chawton roundabout.

The work is programmed to start on 8th March 2021 and is estimated to take up to 5 weeks to complete. Due to the nature of the work and for safety reasons, it is necessary to carry out the works at night under lane closures between 20:00 – 06:00hrs (week nights only).

247.2 Hampshire County Council Highways have advised of a Planned Road Closure on Anstey Road and Anstey Lane from 6.30 a.m. on Tuesday, 6<sup>th</sup> April until Saturday, 17<sup>th</sup> April to allow for excavations in the carriageway to divert various utility mains, such as gas pipe and electricity cables. Diversion route will be in operation.

247.3 Alton Town Council have issued a Press Release in respect of the installation of the SLR speed cameras detailing the number of vehicles that have triggered the devices which is 527,934 in the last 9 months since the devices have been in operation at the 27 locations approved on a rotational basis. Details have been forwarded to the police for their information.

The meeting finished at 8.08 p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE  
PLANNING & TRANSPORT COMMITTEE  
WEDNESDAY 24<sup>th</sup> MARCH 2021**

**PLANNING APPLICATIONS**

**Notification of Full Planning Application no:**

1. 22766/040 Site Address: Alton House Hotel, Normandy Street, Alton, GU34 1DW  
Proposal: One detached three storey block of 2 bedroomed flats (6 in total) and three detached three storey 4 bedroomed houses with car parking and landscaping  
**OBJECT for the following material reasons:**
  1. **There is no provision for renewable energy or other measures commensurate with the climate emergency and the proposal lacks any forethought or ambition in this respect.**
  2. **The proposal would result in a cramped and unacceptable form of development such that, that proposed, would have an adverse effect upon the character of the area in general and the amenities, outlook and privacy of the occupiers of the adjacent residential properties in York Mews.**
  3. **There is no provision for visitor parking as required by TR5 of the Alton Neighbourhood Plan (and the area is notoriously short of parking at present).**
  4. **The resident's parking provision does not meet the standard specified in TR5 of the Alton Neighbourhood Plan which is 6 x 3 metres whereby the car ports in the application are only 5 x 2.5 metres.**
  5. **This site was not included as a site allocation within the Regulation 14 consultation for the Alton Neighbourhood Plan Modification.**
  
2. 24981/013 Site Address: The George, Butts Road, Alton, GU34 1LH  
Proposal: New stained timber front entrance door with upper glazed panel. New painted solid timber fire escape door from first floor accommodation. New external decoration. New timber gates to side access and rear terrace. Festoon lighting to side drinking area.  
**HOLDING OBJECTION as the Committee share the concerns of the Conservation Officer.**
  
3. 27338/009 Site Address: 72 Anstey Road, Alton, GU34 2RF  
Proposal: Two storey rear extension with landscaping alterations  
**OBJECT for the following material reasons:**
  1. **The proposal does not comply with the parking requirements of TR5 of the Alton Neighbourhood Plan given that the proposal is for a 10 bedroom dwelling.**
  
4. 31489/017 Site Address: Lumbry Park, Selborne Road, Selborne, Alton, GU34 3HL

Proposal: Installation of two temporary single storey Portakabin buildings to be used as additional office/ teaching space and toilet block for a period of 5 years.

**NO OBJECTION**

### **Notification of Listed Building Consent application**

1. 24981/014 Site Address: The George, Butts Road, Alton, GU34 1LH  
Proposal: Listed Building application - External works: New stained timber front entrance door with upper glazed panel. New painted solid timber fire escape door from first floor accommodation. New external decoration. New stained timber gates to side access and rear terrace. New Festoon lighting to side drinking area.  
Internal works:  
General internal redecoration - new paint colours, areas of wallpaper, floor finishes (only Ladies WC and Bar Servery) and furniture/upholstery. New decorative and signage lighting  
**HOLDING OBJECTION as the Committee share the concerns of the Conservation Officer.**

### **Notification for Prior Approval for a Proposed Change of Use of a building from Office Use (Class B1(a) to a Dwelling house (Class C3) Town and Country Planning (General Permitted Development) Order 2015**

1. 20906/003 Site Address: Bellcroft, Vicarage Hill, Alton  
Proposal: Application to determine if prior approval is required for a change of use from offices (Class B1(a)) to a Dwelling house (Class C3)  
**NO OBJECTION**

### **Notification of Lawful Development Certificate proposed application**

1. 35793/002 Site Address: 36 Whitedown, Alton, GU34 1LU  
Proposal: Lawful development certificate proposed - Single storey rear extension  
**THIS APPLICATION HAS BEEN WITHDRAWN**
2. 59070 Site Address: 26 New Odiham Road, Alton, GU34 1QD  
Proposal: Lawful development certificate proposed - part conversion of integral garage to a home office  
**NO OBJECTION**

### **Notification of Advertisement Consent application**

1. 32701/002 Site Address: 34C High Street, Alton, GU34 1BD  
Proposal: Display of non-illuminated fascia sign and hanging sign applied decals to windows  
**NO OBJECTION**

## Notification of Householder application

1. 24402/003 Site Address: 20 Kingsland Road, Alton, GU34 1LA  
Proposal: Single storey extension to rear  
**NO OBJECTION**
2. 32176/014 Site Address: Underwood, 15 Howards Lane, Holybourne, Alton, GU34 4HH  
Proposal: Single-storey detached two bay-garage.  
**NO OBJECTION subject to a Condition being placed that it cannot be converted to a habitable dwelling in the future.**
3. 35577/004 Site Address: Meadow Mist, 85 Anstey Lane, Alton, GU34 2NJ  
Proposal: Single storey extension to rear and paved area to rear  
**NO OBJECTION**
4. 38998/002 Site Address: 3 Tanhouse Lane, Alton, GU34 1HR  
Proposal: Detached single storey home office  
**NO OBJECTION**
5. 39143/003 Site Address: The Hideaway, 10 Whitedown Lane, Alton, GU34 1PL  
Proposal: Single storey extension to rear, two storey extension to side incorporating a garage and new front porch, following demolition of existing single storey rear extension, side garage and front porch  
**OBJECT for the following material reasons**
  1. **The proposal would result in an undesirable and unacceptable form of over development on this site such that, that proposed, would have an adverse effect upon the area in general and the amenities, outlook and privacy of the occupiers of the adjacent residential property.**
6. 50494/001 Site Address: 12 Wickham Close, Alton, GU34 1RR  
Proposal: Two storey side and single and two storey front extensions  
**OBJECT for the following material reasons:**
  1. **The proposal constitutes an unacceptable overdevelopment of the site where the form and mass of the development would be at variance with the form of the immediately adjoining properties which provide the essential character of the area.**
  2. **The proposal would be at odds with the immediate surrounding locality and out of keeping with the streetscene**
  3. **The proposal does not comply with the parking requirements of TR5 of the Alton Neighbourhood Plan**
7. 54606/001 Site Address: Gardeners Cottage, 117 London Road, Holybourne, Alton, GU34 4EW  
Proposal: Single storey side and rear extensions  
**NO OBJECTION**

8. 58696/003 Site Address: Rosewood, 25 Shipley Close, Alton, GU34 2RW  
 Proposal: Single storey rear extension following demolition of conservatory.  
**NO OBJECTION**
9. 59110 Site Address: 52 Connaught Way, Alton, GU34 1UB  
 Proposal: Single storey rear extension following part demolition of kitchen/diner  
**NO OBJECTION**
10. 59122 Site Address: 53 Queens Road, Alton, GU34 1JG Proposal: Single storey extension to rear following demolition of conservatory  
**NO OBJECTION**
11. 59142 Site Address: 81 Goswell Square, Alton, GU34 2FZ  
 Proposal: Single storey, flat roofed rear extension to rear, new first floor window and partial conversion of existing Garage to form a playroom  
**OBJECT for the following material reasons:**
1. **The proposal does not comply with the parking requirements of TR5 of the Alton Neighbourhood Plan**

12. 59173 Site Address: 36 Cranford Drive, Holybourne, Alton, GU34 4HJ  
 Proposal: Single storey side and rear extension and part conversion of garage.  
**NO OBJECTION**

### LICENCING

1. EHDC Coffee Cherry, Normandy Street, Alton, Hants GU34 1DD  
 Pavement Licence for 1 Table & 2 Chairs - no barriers or parasol  
 Area 3 square metres (2m x 1.5m) immediately in front of window  
 Hours of operation requested Monday 8:00-18:00, Saturday 9:00-18:00,  
 Sunday 10:00-17:00  
**NO OBJECTION**

### TREE APPLICATIONS

1. 20660/075 Site Address: Weybourne House, 23 Lenten Street, Alton, GU34 1HG  
**Re: Application for consent for Works to trees subject to a Tree Preservation Order**  
 Proposal: T1 Sycamore Acer - Selective tip reduction of lateral radial branches to create a horizontal radial branch length of 8m (this is a reduction of 3m on the east side, and 2m on the west side) and reshape the canopy to form a natural domed canopy form. Install cable bracing to reduce potential for separation of the two stems at the base. Remove deadwood more than 25mm diameter.  
 T2 Sycamore Acer - Remove. Treat stump (suitable for adjacent to watercourse) to prevent regrowth. Plant replacement lime Tilia x europaea containerised 10 to 12cm girth at 1m in proximity to tree removal, but more than 5m from the boundary and watercourse.

T3 Sycamore Acer - Remove. Treat stump (suitable for adjacent to watercourse) to prevent regrowth. Plant replacement alder *Alnus glutinosa* containerised 10 to 12cm girth at 1m in proximity to tree removal, but more than 5m from the water course.

T4 Cedar *Cedrus* - Remove. Grind stump and structural roots within 4m of the tree to 200mm depth and remove arisings. Import weed free, aerobic, natural top soil to fill the hole left by the removal of the arisings and to allow replacement tree planting. Plant replacement evergreen, tall growing tree species to recreate the courtyard environment

Tree works are to be carried out as detailed in the attached tree condition survey report 'J701 04 TCA 23 Lenten Street.pdf'

2. 23504/013 Site Address: Oak Cottage, 146 London Road, Holybourne, Alton, GU34 4ES  
**Application for consent for Works to trees subject to a Tree Preservation Order**  
Proposal: T1. Silver Birch tree - reduce by 2 - 3 metres from the left-hand side to leave a 1 - 2 metres from the next-door property. (to be reduced by 20%) all cuts to be left at suitable growth points
  
3. 28252/032 Site Address: The Lawn, London Road, Holybourne, Alton, GU34 4ER  
**Re: Notification of intention to carry out Works to trees within a Conservation Area**  
Proposal: T1224 Hornbeam and T1234 Pine - reduce limb by 2-3m & smaller limbs by 1m, reduce laterals over hanging neighbouring properties by 2m
  
4. 33282/012 Site Address: 110 London Road, Holybourne, Alton, GU34 4EW  
**Re: Notification of intention to carry out Works to trees within a Conservation Area**  
Proposal: Apple Tree - fell because it is slanting at an approximate angle of 45 degrees to ground level.