

ALTON TOWN COUNCIL
MINUTES OF THE EXTRA-ORDINARY FULL COUNCIL MEETING HELD ON
WEDNESDAY 19TH AUGUST 2020 AT 7.00PM
Due to current government regulations this meeting was held remotely using video conferencing

Present: Councillor

Graham Titterington	Town Mayor
Matthew Bayliss	
Ginny Boxall	
Suzie Burns	
Gideon Cristofoli	
Sharon Cullen	
Amanda Durley	
Graham Hill	
Pam Jones	
Christopher Lawrence	
Richard Platt	

In attendance:

Leah Coney	Town Clerk
County Councillor Andrew Joy	
District Councillor Steve Hunt	
John Richards, Land and Planning Director for Cala Homes,	
Steve Jolly – Marengo Communications	
Laura Powell – Planning Manager Cala Homes	

070 **Apologies for Absence**

Apologies were received from Councillors Pam Bradford and Paul Crossley

071 **Declarations of Interest and Requests for Dispensations**

No Declarations of Interest were received.

072 **Questions to the Council from Members of the Public or Representations**

Councillor Steve Hunt made a short representation to note the current government white paper on planning.

Councillor Jones requested that ATC set up a Zoom meeting for the EHDC Committee when this application is considered as their meetings to date have suffered from technology glitches using their chosen virtual medium. The chair requested that the Town Clerk take this off-line with EHDC.

Councillor Joy would advocate the use of Teams as a technology medium. He also noted that this application before Members this evening is not set in stone so this is a prime opportunity to request changes.

Members requested a physical site visit for EHDC planning committee prior to determination of the application.

Councillor Burns confirmed that the Chair of Planning at EHDC had stated that the meeting to determine the application would be held virtually with no scope for a physical meeting.

Cala Homes gave a short summary of the changes to the application since the last submission.

073 **Planning Applications to be considered**

Members considered the following applications:

Planning Application: 25050/059 and 25050/060 Molson Coors Brewing Co, Manor Park, Lower Turk Street, Alton, GU34 2PS

On the proposal of Councillor Titterington, seconded by Councillor Graham Hill it was

RESOLVED

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

In favour: Councillors Bayliss, Boxall, Burns, Cullen, Durley, Hill, Jones, Lawrence, Platt, Titterington

Against: None

Abstention: Councillor Cristofoli.

The meeting finished at 8.35 p.m.

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY
FULL COUNCIL**

WEDNESDAY 19TH AUGUST 2020

Notification of Pre-decision Amendment Application

1. 25050/059 Site Address: Molson Coors Brewing Co, Manor Park, Lower Turk Street, Alton, GU34 2PS
Consultation of Full Planning application.
Proposal: Full planning application for a mixed-use development and demolition of existing buildings and structures as per the submitted phasing plan. To include the erection of 220 dwellings (including market and affordable housing and 4 wheelchair accessible units for Treloar Collage) 70 bed care and 58 associated assisted living (extra care) units, conversion of Culverton House to 5 apartments (with associated listed building consent), erection of a community centre (D1) and associated infrastructure, parking and landscaping including opening up the River Wey corridor (Amended description)
Amendment Details:
Amended description
2. 25050/060 Site Address: Molson Coors Brewing Co, Manor Park, Lower Turk Street, Alton, GU34 2PS
Consultation of Listed Building Consent application.
Proposal: Listed Building Consent - planning application for a mixed use development and demolition of existing buildings and structures as per the submitted phasing plan. To include the erection of 220 dwellings (including market and affordable housing and 4 wheelchair accessible units for Treloar Collage) 70 bed care and 58 associated assisted living (extra care) units, conversion of Culverton House to 5 apartments (with associated listed building consent), erection of a community centre (D1) and associated infrastructure, parking and landscaping including opening up the River Wey corridor (amended description and plans)
Amendment Details:
Amended description and plans

OBJECTION with comments.

Members welcome the revised proposals and thank CALA for working with the council in working through some of the previous objections particularly the inclusion of the community facility and the improvements to Wey Walk, the changes to the landmark building fronting the roundabout at the junction of Lower Turk Street and Draymans Way, the inclusion of ultrafast fibre to all properties, swift and bat boxes and the silt trap. In principle Members feel the current iteration of the scheme is much improved and are pleased with the amendments but are of the view that it is not yet the best scheme that can be delivered in this key location and therefore submits an objection on the following grounds:

- 1) The overall scheme should be an exemplar in respect of environmental standards and welcome the inclusion of PV panels. Given the Climate Emergency declared by all

three local councils, there is disappointment at the “will not” attitude taken by the developer. A more flexible approach is required for the highest possible standards rather than not going beyond the 10% requirement, this includes the lack of a district heating scheme or thermo dynamic water heating and inclusion of gas boilers not air source heats pumps. By the time homes are on-line the gas boilers will be obsolete and expense retrofitting will be required. It would also be advisable to have electric car charging points wherever possible including for the apartment blocks.

- 2) The inclusion of the community facility on the site is welcomed. It is not intended to be a replacement of the community centre and this is accepted, however there is still concern over the lack of numbers in the dedicated parking provision for this facility. In addition, there must be a legal commitment from EHDC to hand this facility to ATC or a body nominated by ATC.
- 3) ATC would request to be involved in the use of the deployment of the commuted sum for employment (£780,000) which was stated by the applicant to be utilised specifically for an employment programme for the local unemployed. This money must be spent for the benefit of Alton residents.
- 4) Whilst the site is now more permeable in terms of pedestrian and cycle access Members request the installation of ramps across the site alongside any steps to make access to the footpaths and cycle paths more inclusive so it complies with TR1 and TR2

Members would wish the developer to explore the inclusion of a pedestrian access to the site opposite Mechanics Alley in Drayman’s Way rather than using the private access at Kingsmead.

Members would wish to see the inclusion of lighting around the access to Culverton House from the parking area.

- 5) There is concern that the affordable housing is split across two blocks rather than pepper potting across the site to give a more coherent social fabric to the scheme. In addition, there has been a lack of movement in respect of the housing mix for affordable housing which does not include any houses.
- 6) The inclusion of a fenced area around the play area for younger children is required.
- 7) ATC requires a commitment from EHDC that all CIL is spent on Alton projects in the Alton area and should include crossing on lower Turk Street which has not accommodated as well as the strategic improvement required to provide step free access to the station directly from platform 1 across Paper Mill Lane without having to cross any roads.
- 8) Members object to the lack of Alton Neighbourhood Plan compliant resident parking (TR5).

Members noted the lack of Alton Neighbourhood Plan compliant visitor parking (TR5), however this is accepted given the specific circumstances of the location and site constraints

- 9) Members requested the creation of a liaison panel for this site.
- 10) Members requested the imposition of a 20mph scheme across the whole of the site for the safety of pedestrians and cyclists in a town centre location

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