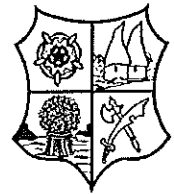


ALTON Town Council



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Town Clerk: Mrs Leah Coney

Town Hall
Market Square
Alton
Hampshire
GU34 1HD

23rd November 2022

Dear Councillor,

YOU ARE HEREBY SUMMONED to a meeting of the **PLANNING AND TRANSPORT COMMITTEE** which will be held on **Wednesday, 30th November 2022 at 7.00pm** when the under mentioned business will be transacted.

Yours faithfully

LConey

Mrs Leah Coney
Town Clerk

To:	Councillor	Graham Titterington	-	Chairman
		Paul Crossley		
		Sharon Cullen		
		Amanda Durley		
		Christopher Lawrence		
		Richard Platt		
		Pam Jones		

Copied to all other Councillors for information

PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 30th NOVEMBER 2022
TOWN HALL, MARKET SQUARE, ALTON AT 7:00PM

AGENDA

1. Chairman's Announcements.
2. Apologies for absence
3. Minutes - to approve the minutes of the meeting held on Wednesday, 12th October and Comments on Applications dated 2nd November 2022
4. Declarations of Interests & Requests for Dispensations - Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on any matter in which you have a pecuniary interest. You must withdraw from the room when the meeting discusses and votes on the matter.
5. Questions to the Committee including those received in writing (Public Speaking)
6. Applications:
 - (1) To consider applications for planning permission submitted to East Hampshire District Council - to be emailed/distributed prior to the meeting.
 - (2) To approve recommendations from Tree Warden on applications for works to trees either in a Conservation Area or subject to a Tree Preservation Order - summary to be presented at the meeting.
 - (3) To consider applications for licenses submitted to EHDC
 - (4) To consider any other correspondence/reports/information.
7. Emerging Local Plan – verbal update
8. Alton Neighbourhood Plan
9. To consider any matters or reports pertaining to Highways, Parking, Public Transport, Housing, Street Naming and any Current Public Exhibition/Consultations
 - 9.1 Hampshire County Council and its partner Authorities, Southampton City Council, Portsmouth City Council, New Forest National Park Authority and South Downs National Park Authority – are working to produce a partial update to the Hampshire Minerals and Waste Plan up until 2040. The Hampshire Authorities will be inviting comments from consultees and communities on the Draft Plan. The Draft Plan Consultation will begin on 8 November 2022 and will run for 12 weeks, until 31 January 2023 (**previously circulated to all Councillors**)
 - 9.2 Pre-submission of a planning application consultation by Cornerstone re proposed base station installation upgrade at cornerstone 13138522, Sainsburys streetworks, Draymans Way, Alton, Hants (**attached**)

Date of Next Meeting: Wednesday 11th January 2023

ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 12th OCTOBER 2022
at 7.00 p.m. in the Town Hall, Market Square Alton

Present: **Councillor** **Graham Titterington – Chair**
 Pam Jones
 Christopher Lawrence
 Richard Platt

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

93 Chairman's Announcements

There were no formal announcements made.

94 Apologies

Apologies were received from Councillors Sharon Cullen & Amanda Durley. Councillor Paul Crossley did not attend.

95 Minutes

The Minutes of the meeting held on 13th July 2022 were approved as a correct record and were signed by the Chairman.

The Comments on the Planning Applications considered by Councillors on 16th August and 14th September (as submitted to EHDC on the same date) under the Planning & Transport Committee Scheme of Delegation were also approved as a correct record and were signed by the Chairman.

96 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.

97 Questions/Representations/Correspondence to the Committee

The following correspondence was noted as had previously been circulated to all councillors:

- 97.1 CPRE Hampshire Briefing - Landscape Issues in emerging Local Plan
- 97.2 Farnborough Noise Group have advised that there are more changes to airspace and aircraft noise and the CAA has started another review of Farnborough's airspace.
- 97.3 Councillor Pam Jones enquired as to progress on a proposed TRO for Pincess Drive
- 97.4 Councillor Pam Jones stated that she had been concerned to read of EHDC have entered into an agreement with Eastleigh College re tree planting. District & Town Councillor Richard Platt agreed to investigate further and update councillors

98 Representation to the Committee by Cycle Alton

The Committee received a presentation from Chris Chappel of Cycle Alton on the subject of Safer Cycling Routes which had been circulated and read by councillors prior to this evening's meeting.

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

RESOLVED

To approve a motion to be tables at Full Council that Hampshire County Council begins the process to implement the Safe Cycling Proposals

The Committee thanked Chris and the other representatives of Cycle Alton for both their attendance this evening and for the representation presented to councillors.

99 Applications

99.1 **Planning, Tree & Licencing Applications:** On the proposal of Councillor Graham Titterington seconded by Councillor Christopher Lawrence it was

RESOLVED

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

99.2 Other correspondence/reports/information:

99.2.1 In response to Alton Town Council raising its concerns regarding building work having commenced at 25A Anstey Lane, EHDC have granted planning permission on 8th September.

99.2.2 EHDC have confirmed that planning permission has been granted on the following planning applications noting that Alton Town Council raised an objection:

Planning application 20518/035 Waitrose Store, Station Road, Alton.

Proposal: Variation of conditions 6, 21 & 25 of permission 20518/026 to allow changes in the delivery window for HGV's and home delivery Vehicles.

Planning Application: 59701 Runnymede, 3 Langham Road, Alton, GU34 1JY

Proposal: Two storey side extension and single storey rear extension

Planning Application 59772 re 21 Rowden Way

Proposal: Single storey rear extension alterations to elevations and part garage conversion to form home office (amended plan received 25/7/22 and 16/8/22)

Planning Application 59769 re 17 Alexandra Road, Alton, GU34 2HU

Proposal: Conversion of garage into new accessible bedroom and utility space and creation of additional parking space to the front of the dwelling (As amended by plan received 25/08/2022 and description amended 09/08/2022)

Planning Application 53000/001 re 17 Pentons Close, Holybourne GU34 4BE

Proposal: Single storey rear extension with minor internal and external alterations (amended plans received 1/9/22)

Planning Application 32489/005 re 32 New Odiham Road, Alton, GU34 1QD
Proposal: Detached two-bedroom annex

Planning Application 26325/006 re 10 New Barn Lane, Alton GU34 2RU
Proposal: Detached dwelling with new access and associated parking and landscaping

Planning Application 59830 re 32 Vicarage Road, Alton GU34 1NZ
Proposed two storey rear extension (amended plans received 27/9/22)

99.2.3 Hampshire County Council have confirmed that permission has been granted in respect of planning application 51471/008 - EH156 - Unit 5 Waterbrook Estate, Waterbrook Road, Alton GU34 2UD. Full details can be viewed at:
<https://planning.hants.gov.uk/Planning/Display/HCC/2021/0759>

99.2.4 EHDC have confirmed a TRO Order in respect of a tree - Manor Road, Jenner Way Alton following a consultation period during which no comments were received.

100 Emerging Local Plan

There was no further update from EHDC but the Town Clerk advised that they are still planning to consult on Reg 18 in November. This being the case and the anticipated delay to the Local Plan being published to 2024, there will be a requirement for Alton Town Council to update its Neighbourhood Plan in 2023. The Committee noted the update from the Town Clerk.

NOTED

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

101.1 Members received details of the Alton Town Council response to the EHDC Consultation on the creation of an SPD relating to Local Plan Policy CP10 (which closed on 23rd September). The response was considered and commented upon by the Chair of the Committee, Mike Heelis from the Alton Neighbourhood Plan Group prior to its submission.

NOTED

101.2 Councillors were requested to consider the approval of the continuation of data collection from the SLRs and the purchase of a new laptop (capped at a cost of £700) to enable the downloading and analysing of the SLR data captured.

On the proposal of Councillor Pam Jones, seconded by Councillor Christopher Lawrence it was

RESOLVED

That the data captured by the SLR cameras deployed should continue to be analysed and approval of the purchase of a new laptop for this purpose, capped at £700.

The Committee wished to commend the work undertaken by John Field both in the collection and interrogation of the data and presenting reports to Alton Town Council.

- 101.3 EHDC have advised of a temporary TRO - Alton: Spitalfields Road which is scheduled to take place on 19th September for 10 days, for essential utility works
- 101.4 Alton Town Council contractors will be undertaking cleaning and refurbishment of the Town Council's bus shelters commencing 14th October.
- 101.5 County Councillor Andrew Joy has confirmed that Hampshire Highways completed the formal adoption of The Butts roundabout during the summer and have assumed responsibility for its planting and maintenance

NOTED

The meeting finished at 8.12 pm

**COMMENTS ON PLANNING APPLICATIONS CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 12th OCTOBER 2022**

PLANNING APPLICATIONS

Notification of Full Planning Consent

1. 26501/029 Site Address: HSBC Lansdowne House, 74 High Street, Alton, GU34 1EZ
Proposal: Listed Building Consent - Replacement of external ATM with sign over together with minor internal alterations to accommodate new Machines
NO OBJECTION
2. 50836/007 Site Address: Green Barn Farm, Selborne Road, Selborne, Alton
Proposal: Retrospective application for change of use of land from agricultural to residential
NO OBJECTION although regret the retrospective nature of this application
3. 59562/001 Site Address: 49 Southview Rise, Alton, GU34 2AG Proposal:
Detached dwelling & vehicular access, replacement single storey rear extension to 49 Southview Rise.
OBJECT for the following material reasons:
 1. Alton Town Council concurs with the comments of the Highways Authority: The proposal provides an inadequate means of access to serve this development with the result that the proposal would be detrimental to highway
 2. The proposal constitutes an unacceptable overdevelopment of the site where the form and mass of development is at variance with that of the immediate area.
 3. The proposal does not comply with the requirements of TR5 of the Alton Neighbourhood Development Plan 2011-2028 as modified April 2021

Notification of Listed Building Consent application

4. 26501/030 Site Address: HSBC Lansdowne House, 74 High Street, Alton, GU34 1EZ
Proposal: Listed Building Consent - Replacement of external ATM with sign over together with minor internal alterations to accommodate new Machines
NO OBJECTION

Notification of Advertisement Consent application

1. 26501/028 Site Address: HSBC Lansdowne House, 74 High Street, Alton, GU34 1EZ
Proposal: Listed Building Consent - Replacement of external ATM with sign over together with minor internal alterations to accommodate new Machines
NO OBJECTION

Notification of Lawful Development Certificate proposed application

1. 59883 Site Address: 42 Rowden Way, Alton GU34 2FL
Proposal: Lawful development certificate for a proposed use - Conversion of loft to habitable space under Class B of the GPDO.
NO OBJECTION

Notification of Pre-Decision Amendment

1. 59755/001 Site Address: 24 Westbrooke Road, Alton, GU34 1JL
Consultation of Householder application.
Proposal: Minor alterations to rear and side elevations from current approved Permitted Development loft conversion works. (Amended plans and red edge received 20/9/22)
Amendment Details:
Amended plans and red edge received 20/9/22
NO OBJECTION

Notification of Enlargement of a dwellinghouse by construction of additional storeys application

1. 59902 Site Address: 22 Wincanton Close, Alton, GU34 2TQ
Proposal: Prior approval for the enlargement of a dwellinghouse consisting of the construction of one additional storey [where the existing dwellinghouse consists of one storey]; immediately above the topmost storey of the dwellinghouse, with a maximum height of 7.3 metres, together with any engineering operations reasonably necessary for the purpose of that construction.
NO OBJECTION

Notification of Householder application

1. 35741/008 Site Address: 8 Spicers, Alton, GU34 2SJ
Proposal: New garage with storage over following demolition of existing garage
NO OBJECTION
2. 59889 Site Address: 109 Salisbury Close, Alton, GU34 2TP
Proposal: Two storey front extension and first floor side extension
OBJECT for the following material reasons:

1. The proposal constitutes an unacceptable overdevelopment of the site where the form and mass of development is at variance with that of the immediate area.
2. The proposal does not comply with the requirements of TR5 of the Alton Neighbourhood Development Plan 2011-2028 as modified April 2021

TREE APPLICATIONS

1. 21883/007 Site Address: Westbrook House, 17 Howards Lane, Holybourne, Alton, GU34 4HH
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: 0451-Silver Birch-Fell.
NO OBJECTION as per the observations of the Tree Warden
2. 34431/007 Site Address: Holybourne House, 31 Church Lane, Holybourne, Alton, GU34 4HD
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: Lawson Cypress (Hedge)-Reduce to previous reduction points.
1xScot Pine-Remove dead wood down to 25mm or 1 metre in length.
2xAsh-Fell.
NO OBJECTION as per the recommendation of the Tree Warden

**PLANNING APPLICATIONS TO BE CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 30th NOVEMBER 2022**

PLANNING APPLICATIONS

Notification of Full Planning Consent

1. 28054/031 Site Address: The Priory, 11 Howards Lane, Holybourne, Alton, GU34 4HH
Proposal: Two detached dwellings, with detached double garages and the provision of a new access to Howards Lane including the removal of a short section of wall
NO OBJECTION with the following additional comments as follows:
1. The principles of sustainable urban drainage system (SUDS) should be applied, where possible, to reduce the risk of flooding from surface water ponding associated with proposed. The Environment Agency should be consulted with the design of any SUDS being implemented across the site.
 2. The proposed houses are certainly “different”, being of a modern and unconventional design. However we should applaud diversity in architecture and they appear to be eco-friendly with solar PV panels and plenty of cladding and small windows. They are “self-build”. They will be well screened from neighbouring properties by mature trees and so should not detract from the conservation zone. Car parking provision seems to be good, which is rather necessary since they are located on a very narrow road
2. 59919 Site Address: 9a Normandy Street, Alton, GU34 1DD
Proposal: Replacement of 1st floor windows, from wooden single glazed sash windows to Heritage upvc double glazed windows to flat above Chefs Kitchen.

Notification of Listed Building Consent application

3. 28054/032 Site Address: The Priory, 11 Howards Lane, Holybourne, Alton, GU34 4HH
Proposal: Listed building consent - Two detached dwellings, with detached double garages and the provision of a new access to Howards Lane including the removal of a short section of wall
NO OBJECTION with the following additional comments:
1. The principles of sustainable urban drainage system (SUDS) should be applied, where possible, to reduce the risk of flooding from surface water ponding associated with proposed. The Environment Agency should be consulted with the design of any SUDS being implemented across the site.

2. The proposed houses are certainly “different”, being of a modern and unconventional design. However, we should applaud diversity in architecture and they appear to be eco-friendly with solar PV panels and plenty of cladding and small windows. They are “self-build”. They will be well screened from neighbouring properties by mature trees and so should not detract from the conservation zone. Car parking provision seems to be good, which is rather necessary since they are located on a very narrow road.

4. 59629 Site Address: Flat 1, 59 High Street, Alton, GU34 1AB
Proposal: Listed building consent - Change ceiling in the living room. Plaster board sheets (900x1800x12.5). Sheets to give more stability and keep the building in its original form.

NOTIFICATION OF PRE-DECISION AMENDMENT

1. 21011/018 Site Address: Marks and Spencers Ltd, 77-85 High Street, Alton, GU34 1LG
Proposal: Change of use of Class E floorspace to form 3 flats (Class C3) including internal and external alterations to the building (Amended plans received 26.10.22)
Amendment Details:
Amended plans received 26 October 2022

Notification of Householder application

1. 33053/001 Site Address: Tournesol, 48 Ashdell Road, Alton, GU34 2TA
Proposal: Rear single storey extension and the conversion of the loft area into habitable space and two dormer windows on front elevation, roof lights on rear elevation and associated internal alterations.
2. 35621/010 Site Address: 27 Huntsmead, Alton, GU34 2SF
Proposal: Single storey extension to front & rear
3. 58996/002 Site Address: 23 Greenfields Avenue, Alton, GU34 2ED
Proposal: Conversion of loft space to habitable accommodation, two pitched dormers & velux window to front elevation, addition of a pitched roof and flat roof dormer to first floor rear elevation
4. 59918 Site Address: 4 Moray Place, Alton, GU34 2FX
Proposal: Conservatory to rear
NO OBJECTION
5. 59934 Site Address: Kiln Cottage, 11 Wilsom Road, Alton, GU34 2SR
Proposal: First-storey rear / side extension over existing ground floor

LICENCING

1. EHDC Dill, 8 Cross & Pillory Lane, Alton GU34 1HL
Variation to Premises Licence
Monday – Sunday 10.00 a.m. to 11.00 p.m.

Opening House and Supply of alcohol for consumption on the premises only

TREE APPLICATIONS

1. 22526/028 Site Address: Land at Barton End, Lenten Street, Alton
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T6-Yew-Crown lift to 4m over car park and 3m over the footpath.
NO OBJECTION as per the recommendation of the Tree Warden

2. 28404/015 Site Address: Anstey Cottage, 1 Anstey Mill Lane, Alton, GU34 2QP
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T1/Walnut tree: Crown lift to 4 metres, prune back branches to allow a 2m clearance from the property and 1m clearance from phone and power lines. An overall 15% thin of the canopy, and in all of the pruning the branches removed will be 75mm (diameter) or less, making sure to remove no structural branches T2/ Dead conifer: Removal of dead conifer T3 / Yew tree: Currently is 8 metres high and 11 metres wide, the application is for a 2 metres reduction of the height and a 3 metre reduction of the width, to leave a height of 6 metres and a crown spread of 8 metres. T4/Apple tree: A reduction in height of about 2 metres to allow access to the fruit next year
NO OBJECTION as per the recommendation of the Tree Warden

3. 35727/005 Site Address: 76 The Butts, Alton, GU34 1RD
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T1-Maple-Reduce crown height by approx 3m, leaving a crown height of approx. 12m. Reduce crown spread by approx 2-2.5m, leaving a crown spread of approx. 4-5m. T2-Mountain Ash-Reduce crown height by approx 2m, leaving a crown height of approx 6m. Reduce crown spread by approx 1m, leaving a crown spread of 1.5-2m.
Awaiting the comments of the Tree Warden

4. 50167/015 Site Address: Claines, 1 London Road, Holybourne, Alton, GU34 4EG
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T1 Cypress - Reduce by 3-4m to maintain cover and lose end weight to straighten stem
NO OBJECTION as per the recommendation of the Tree Warden

5. 59911 Site Address: Lime Tree Cottage, 6 Archery Rise, Alton, GU34 1PG
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: Beech T1 - (labelled as Lime) Prune 2 metres off house and crown thin by 25%.
NO OBJECTION as per the recommendation of the Tree Warden

PLANNING & TRANSPORT COMMITTEE
WEDNESDAY, 30th NOVEMBER 2022

ITEM 8 ALTON NEIGHBOURHOOD PLAN

FOR DECISION

Background

In view of the current status of the emerging Local Plan, which is now looking to be adopted in 2025, the Town Clerk has discussed with the Committee Chair the local response and the likely need to update/modify the Alton Neighbourhood Plan (ANP) again; the last modification was undertaken in 2021.

With the protection of a 3-year land supply for Alton resulting from the modification, the validity of which will expire in November 2023 and aware that the 5-year land supply requirement for the rest of the district is not currently in place, it is likely that speculative applications to EHDC planning will be forthcoming over next 12- 24 months.

Alton is the only town/parish within the EHDC Local Planning Authority boundary to have a current (less than 2 years old) NP and therefore is afforded greater protection than elsewhere in the district in respect of speculative applications.

Consideration needs to be given as to whether this could be an ANP modification of just site allocations as in 2021 or a full review. The remaining policies within the ANP not related to site allocations are coming up for 7 years old as they formed the original ANP in 2015; updates are required to some, others need removing where they no longer relevant and some new one e.g relating to climate change, could potentially be added.

However, the view from EHDC is that they would support a site allocations review but Town Council should not be looking to a full review at this time as it would in all probably be submitted for examination ahead of the Local Plan which is to be adopted in 2025 and a result would not likely pass examination. The Council's consultants have responded to say that they believe this is not necessarily true and it is entirely possible to adopt ahead of the Local Plan – the detail here will be critical to ensure that both the Local Plan and Neighbourhood Plan had complementary policies so that no conflict would arise to render the Neighbourhood Plan policies out of date when the Local Plan is subsequently adopted.

Timescales:

The timings are dependent upon whether a full review, which will need to include referendum, is undertaken, in which case if work commences in January 2023, submission to examination would likely be summer 2024, with referendum to follow later 2024/early 2025. If a site allocations only review is undertaken, again if work commences in January 2023 and no referendum is required, this could be completed within 12 months.

Financial and Technical Support:

It is currently proposed to retain the services of the consultants used by the Town Council and the Streeting Group in the last review of the Alton Neighbourhood Plan in 2021. A modification is likely to cost in the region of up to £10,000 and a Full Review, including administrative support as well as technical support, up to £50,000. Locality funding is still available up to £18,000 depending upon the scope of the review and an application can be made to Neighbourhood CIL to match fund as a minimum. The cost of administrative support/officer hours would need to be funded by ATC.

PLANNING & TRANSPORT COMMITTEE
WEDNESDAY, 30th NOVEMBER 2022

EHDC have confirmed they would also provide a level of technical support and the Steering Group would have access to their current evidence base including the Land Availability Assessment and supporting documents on infrastructure.

Conclusion:

Given the protection afforded to Alton through the current iteration of the Neighbourhood Plan will start to lapse at the end of 2023 and with no complete draft Local Plan expected in this timeframe and thus the time sensitive nature of the proposal, the Committee is asked to approve, in principle, reviewing the Alton Neighbourhood Plan. This matter will then be tabled at an extraordinary Full Council meeting in December, at which point Members will be asked to consider, once further information has been collated, whether this be a full review or a site allocation review only.

The Town Clerk and the Committee Chair would like to record thanks to Mr Mike Heelis MBE and Mr David Allan MBE, both community members of the Neighbourhood Plan Steering Group, for their support in the preparation of this paper and their continued commitment to Neighbourhood Planning in Alton.

RECOMMENDATION: Members are requested to approve, in principle, commencement of a review of the Alton Neighbourhood Plan (scope and scale to be determined by Full Council at an Extraordinary meeting in December)