

**ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 30th NOVEMBER 2022
at 7.00 p.m. in the Town Hall, Market Square Alton**

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

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

146 Chairman’s Announcements

There were no formal announcements made.

147 Apologies

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

148 Minutes

The Minutes of the meeting held on 12th October 2022 and the responses to Planning applications submitted on 2nd November were approved as a correct record and were signed by the Chairman.

149 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.

150 Questions/Representations/Correspondence to the Committee

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

1. Correspondence objecting to Planning Application 59934: Kiln Cottage, 11 Wilsom Road from two residents – circulated to councillors prior to the meeting.

151 Applications

99.1 **Planning, Tree & Licencing Applications:** On the proposal of Councillor Pam Jones 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 EHDC have advised that planning permission has been granted re a partial garage conversion. At 33 Bello Abbey Way, Alton, GU34 2FS. (Planning application 59408/001 refers). Alton Town Council had strongly objection for the following material reason:

It is contrary to Condition 8 of the planning permission granted (planning permission 55428/003 refers)

99.2.2 EHDC conducted a site visit on Friday, 25th November at 10.30 a.m. in respect of Planning Application: 59484:

Site Address: Winchester Road, Chawton, Alton: Proposal:

Proposal: Care Home and Landscaped Gateway for Alton.

152 **Emerging Local Plan**

An update was provided by the Town Clerk advised she had attended a briefing in relation to the Reg 18 Consultation in November. Part 1 is the strategic Vision which is currently being consulted on and Part 2 will be September 2023. There is a public engagement session in the Assembly Rooms on 7th December.

NOTED

153 **Alton Neighbourhood Plan Review 2023**

On the proposal of Councillor Graham Titterington seconded by Councillor Pam Jones it was

RESOLVED 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 on a date to be determined

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

154.1 Temporary Road Closures:
Alton: Selbourne Road - Temporary Slip Road Closure Order 2022 – to desilt, lay duct and clear blockages.
It is expected that the Order will last for approximately 6 months or until the Works are completed, whichever is the sooner starting on or after the 8th November 2022. Notwithstanding the above, it is expected that the closure will be required for 3 nights, between the hours of 7.00pm and 6.00am.

154.2 Alton: Upper Anstey Lane - Temporary Closure Order 2022
The Order is necessary to facilitate two Openreach pole repairs/replacements
It is expected that the Order will last for approximately 6 months or until the Works are completed, whichever is the sooner starting on or after 24th November 2022. Notwithstanding the above, it is expected that the closure will be required for 3 days, between the hours of 8.00am and 6.00pm.

154.2 James Laver, Hampshire Highways has advised with regard to the tree and hedge planting in/around Anstey Park as part of the recent HCC highway works at Anstey

Road/Lane junction. *I am aware that parts of the hedging have not fared well and also, two of the new trees have died, likely to be a result of the drought conditions of the summer. HCC's landscaping contractor will be replanting the hedging and two trees over the coming winter. The date for this is not yet confirmed, but it will be late-November onwards. Once I have further information, I will let you know.*

154.3

Consultations:

- 154.3.1 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. Further information together with full details of the consultation and how to respond can be found at: <https://www.hants.gov.uk/minerals-waste-update>
- 154.3.2 Pre-Planning Consultation prior to submission: Alton Town Council is being consulted by Cornerstone re: a proposed base station installation upgrade at Cornerstone (ref) 13138522 - Sainsburys, Draymans Way, Alton
- 154.3.3 Surrey County Council are carrying out a bus review of the 65 Guildford to Alton (Stagecoach) service - Halved from hourly to two-hourly (so using one bus instead of current two). <https://www.surreysays.co.uk/environment-and-infrastructure/future-bus-network-consultation/>
The Consultation for the survey ends 6th January 2023.

NOTED

The meeting finished at 7.43 pm

**COMMENTS ON PLANNING APPLICATIONS 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.
NO OBJECTION

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.
NO OBJECTION

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
NO OBJECTION

Notification of Class MA – business, commercial or services uses to dwellinghouses application

1. 21955/027 Site Address: An4 Group Ltd, 8 The Windmills, St Mary's Close, Alton, GU34 1EF
Proposal: Application to determine if prior approval is required for a change of use from Commercial, Business and Service (Use Class E) to two dwellinghouses (Use Class C3).
NO OBJECTION

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.
NO OBJECTION
2. 35621/010 Site Address: 27 Huntsmead, Alton, GU34 2SF
Proposal: Single storey extension to front & rear
NO OBJECTION

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
OBJECT for the following material reasons:
1. Whilst the principle of development is accepted in this application the proposal constitutes an unacceptable impact on the street-scene as it is aesthetically at variance with that of the immediate properties which form the street-scene at this location
 2. The proposed development constitutes an unacceptable overdevelopment of the site where the form and mass of develop is at variance with that of the immediately adjoining properties.
 3. The proposal does not comply with the requirements of TR5 of the Alton Neighbourhood Development Plan 2011-2028 as modified April 2021. There is no provision within the development to accommodate additional vehicle parking and therefore would exacerbate parking in what is already a congested road
4. 59899 Site Address: 39 Bello Abbey Way, Alton, GU34 2FS
 Proposal: Conversion of internal garage into living space and utility room.
STRONGLY OBJECT for the following material reason:
1. It is contrary to Condition 8 of the planning permission granted by the Planning Authority (planning permission 55428/003 refers)
 2. The proposal does not comply with the requirements of TR5 of the Alton Neighbourhood Development Plan 2011-2028 as modified April 2021.
5. 59918 Site Address: 4 Moray Place, Alton, GU34 2FX
 Proposal: Conservatory to rear
NO OBJECTION
6. 59934 Site Address: Kiln Cottage, 11 Wilsom Road, Alton, GU34 2SR
 Proposal: First-storey rear / side extension over existing ground floor
OBJECT for the following material reasons:
1. The proposal would constitute an unacceptable impact on the privacy afforded to the occupants of the adjacent properties and would adversely affect the privacy and enjoyment of those occupants
 2. The proposal by its sheer height and mass would lead to a loss of light and permanent over-shadowing for the occupants of the adjacent properties which would have a detrimental effect on the health and wellbeing of those occupants.
 3. Overall, it is viewed that the proposal will have a significant harmful impact on the amenity and enjoyment of the Kilns residents who would be affected by this proposal

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
NO OBJECTION

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. 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

4. 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

