

**ALTON TOWN COUNCIL
MINUTES OF THE PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 3rd MAY 2023
at 7.00 p.m. in the Town Hall, Market Square Alton**

Present: **Councillor** **Graham Titterington – Chair**
 Richard Platt
 Annette Eyre
 Suzie Burns (Substitute Councillor)
 Jonathan Waugh (Substitute Councillor)

In attendance: **Leah Coney – Town Clerk**
 Pat Harris – Finance & Administration Manager

31 members of the public

250 Chairman's Announcements

The Chairman made the following announcements:

1. Welcomed all members of the public to the meeting
2. Thanked his fellow councillors for their support over his 8 year term as a Councillor as this would be his final meeting before retiring from council duties.

251 Apologies

Apologies were received from Councillors Paul Crossley, Sharon Cullen, Pam Jones & Graham Hill.

252 Minutes

The Minutes of the meeting held on Wednesday, 8th March and the Planning List of 4th April were approved as a correct record and were signed by the Chairman.

253 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.

254 Questions/Representations/Correspondence to the Committee

1. Representations were made to the Committee by Mr. Rob Fowell and Peter Wadman in respect of planning application 59966 Land adjacent to 25 Cowdray Park which appears on the Planning List for consideration by councillors this evening.

Councillors requested the residents that the paper submitted and circulated to councillors prior to the meeting should be forwarded to the Planning Authority citing it as an excellent representation of residents objection to the planning application.

2. Response from EHDC following an approach from Alton Town Council to District Councillor Graham Hill regarding the dilapidated appearance of EHDC's former presence office in Cross & Pillory Lane.

Dear Cllr. Hill,

*Just to let you know, now that we have effectively mothballed the premises, arrangements have been made to remove signage and clear the building of leaflets, etc.
This should be carried out this week.*

*Kind regards,
Simon Carpenter
Building Surveyor
East Hampshire District Council, Penns Place, Petersfield, Hampshire GU31 4EX*

Members responded that whilst appreciating a response had been received felt that the original complaint about the dilapidated appearance of their building in a Conservation Area had been *somewhat lost* and requested officers to take photographs and forward to Mr. Carpenter.

255 Applications

- 255.1 **Planning, Tree & Licencing Applications:** On the proposal of Councillor Graham Titterington, seconded by Councillor Richard Platt it was

RESOLVED

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

- 255.2 Other correspondence/reports/information:

- 215.2.1 Notification of a Planning Appeal lodged:
Reference: APP/M1710/W/23/3314448.
Appeal by: Mr I Rogers
Location: 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.
Appeal start date: 19 April 2023
EHDC Planning Application: 59919 refers

256 Emerging Local Plan

There was no update available.

NOTED

257 Alton Neighbourhood Plan Review 2023

Councillor Titterington advised that the Steering Group was making excellent progress. The first public engagement session is to be held in the Assembly Rooms on Friday, 19th May from 3.00pm to 7.00 p.m. and on Saturday, 20th May from 10.00 a.m. to 1.00 p.m.

NOTED

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

- 258.1 Hampshire Highways' notification of the final phase of work on the A32 Farringdon/Chawton Flood Alleviation Scheme; A32 Gosport Road at Farringdon carriageway resurfacing and drainage works, from Woodside Lane to Kitcombe Lane are programmed to start on Tuesday 30 May 2023 and are expected to take up to three weeks to complete.

Installation of Drainage Pipes – Tues 30 May to Fri 2 June 2023

Drainage pipes crossing the road are to be installed at two locations, which will each be around 100m north and south of the entrance to Farringdon Industrial Centre (FIC). Due to the depth of excavation and time required for the concrete to set, the road will be closed 24 hours a day as follows

- Drainage Layout 1 (South of FIC) – Tues 30 & Weds 31 May 2023
- Drainage Layout 2 (North of FIC) – Thurs 1 & Fri 2 June 2023

Carriageway Resurfacing – Mon 5 to Fri 16 June 2023 (not weekends)

The carriageway resurfacing will be delivered in short sections from Kitcombe Lane to just north of Woodside Lane, and on these dates the road will be closed from 7.30am – 6pm each day, however, if works finish earlier than expected then the road will be opened sooner.

- 258.2 Hampshire County Council have advised of the following road closure under Operation Resilience: Basingstoke Road/Pertuis Avenue, Alton - Carriageway Resurfacing Pre-works. The proposed works were previously scheduled to start on Monday 13th but were postponed and have been re programmed for 2nd May 2023, and are expected to take 3 weeks. The works will be carried out with a closure of Basingstoke Road between Pertuis Avenue and Will Hall Close with a local diversion route using Basingstoke Road, The Avenue and New Odiham Road between 09:30 -16:00. Outside of these times 3- way temporary traffic lights will be in operation to protect the workforce and works area. Carriageway resurfacing works and ditch clearance will now be carried out at a later date.

NOTED

The meeting finished at 8.44 p.m.

The next scheduled meeting of the Planning & Transport Committee is Wednesday, 28th June 2023.

**PLANNING APPLICATIONS TO BE CONSIDERED BY THE
PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 3rd MAY 2023**

PLANNING APPLICATIONS

Notification of Full Planning application

1. 23873/004 Site Address: 78E High Street, Alton, GU34 1EN
Proposal: Extension of first floor storage area for cold storage.
NO OBJECTION

2. 25050/065 Site Address: Former site of Molson Coors Brewing Co, Manor Park,
Lower Turk Street, Alton
Proposal: Development of the site to provide an integrated retirement
community (Use Class C2) comprising 95 independent living apartments
arranged in two buildings with associated communal facilities, amenity
space and parking with vehicular access from
Draymans Way

OBJECT for the following material reasons:

1. Alton Town Council regrets the loss of care home provision and is concerned over the C2 use class designation as every unit is designed for independent living. The LPA must ensure through legal agreement that should the development remain C2 then adequate levels of care provision must be a requirement for all residents. This is to prevent a further generic over 65's development being created when there is a need for care provision in the town for older people
2. There is an inconsistency between the Housing Needs Assessment produced by the applicant and that submitted under recent application 59484 over whether there is an over or under supply of age related C2 in the local area
3. The bulk and massing of the building appears overbearing in relation to the existing street-scene with a municipal appearance which needs to be further setback from the junction to enhance the visibility splays for pedestrians and reduce the visual impact
4. Inadequate car park provision. The EHDC 2018 Parking Standards indicates one space per dwelling for age-restricted accommodation as a base line plus visitor and staff parking. Whilst the location could be considered sustainable in terms of public transport and availability of pay and display parking in the town centre; given the lack of care staff on site visiting carers will need to park on site. With the proposed lack of full-time care staff on site, agency workers on fixed appointments will need to park in close proximity to their clients.
5. The reduction in employment is regrettable, given the original care home proposed on site was to mitigate the loss of employment arising from the closure of the brewery.

3. 55008 Site Address: Land adjacent to 12 Beavers Close, Alton, GU34 2EF
Proposal: Detached dwelling with access from Kellynch Close
NO OBJECTION
4. 55854/002 Site Address: Delta Park, Wilsom Road, Alton
Proposal: Change of use from live/work units to Class E/B8 commercial units
NO OBJECTION

5. 59966 Site Address: Land adjacent to 25 Cowdray Park, Alton, GU34 2TT
Proposal: Dwelling and associated works
STRONGLY OBJECT for the following material reasons:

Use of Land:

1. **There is no change of use application for this plot of land from Amenity to Residential. The 2018 Settlement Policy Boundary Review clearly states this is amenity land and proposed it to remove it from the SPB as such.**
2. **EHDC JCS Policy CP10 updated 2023 states strict criteria for development of land outside of the SPB for which there is a clear intention given the SPB review above. The proposal does not demonstrate community supports or community need for the development and as it has not been evidenced it would therefore be contrary to CP10.**
3. **Local residents have demonstrated Prescriptive Use of Land as a Public footpath over the last 35 years and would therefore qualify to be recognised as an official Right of Way**
4. **The development of this land would, therefore, set an unacceptable precedent in back-land development of green spaces on residential sites leading to an unacceptable loss of green space.**

Character of the Area:

5. **Risk of build affecting the view from the National Park and, therefore, constitutes a breach of skyline contrary to the Town Design Statement**
6. **Residents are concerned about the resultant change in character of the area and loss of privacy to neighbouring properties.**

Traffic, parking & Access:

7. **The garage size is not compliant with the requirements under Policy TR5 of the Alton Neighbourhood Plan**
8. **Inappropriate visibility splays for vehicular access into and out of the proposed development**

Impact upon Residential & Visual amenity

9. **Contrary to Policy CP27 given the location and proximity to adjacent properties**

Notification of Pre-decision amendment

1. 36723/004 Site Address: Kasauli, 10 Tower Street, Alton, GU34 1NS
Consultation of Householder application.
Proposal: Two storey side and rear extension following demolition of rear structures
Amendment Details:
Amended drawings to reduce the height and width of the two-storey side extension. Parking provision shown
NO OBJECTION

Notification of Listed Building Consent application

1. 26501/032 Site Address: HSBC Lansdowne House, 74 High Street, Alton, GU34
Proposal: Listed building consent - Vacation of premises and externally removal of external ATM, signage and CCTV. Internally removal of componentry, equipment and marketing.
NO OBJECTION
1. 37804/002 Site Address: 73 Anstey Road, Alton, GU34 2R
Proposal: Listed Building Consent to replace existing main access door at the front and back of the house.
NO OBJECTION

Notification of Advertisement Consent application

2. 21219/016 Site Address: Dental Surgery Alderney House, 56 Normandy Street, Alton, GU34 1DE
Proposal: Display of exterior main sign 2.4 metres x 06 metres to be placed over the top of the lower floor window being fixed to the exterior of the building. Display of Fascia Sign 900 x 1200mm.
NO OBJECTION

Notification of Variation of Condition application

1. 38028/008 Site Address: The Old Bakery, 4 Lenten Street, Alton
Proposal: Variation of condition 5 of 38028/006 - rewording of condition to Refuse for the entire building can be collected from large Eurobins located within a car parking space to the rear of the property rather than black bin bags being placed to the front of the property. Bin lorries are able to access the rear courtyard of Lady Place Court and in fact already collect from that building weekly.
NO OBJECTION

Notification of Householder applications

1. 27022/003 Site Address: 19 Park Close Road, Alton, GU34 2HA
Proposal: Dormer window to side and rear roof slope and the provision of two rooflights on front roof slope.
NO OBJECTION

2. 29597/010 Site Address: 3 Butts Mews, Alton, GU34 1RD
Proposal: Extension to existing garage & alterations to dwelling fenestrations
NO OBJECTION
3. 32803/008 Site Address: 22 London Road, Holybourne, Alton, GU34 4EG
Proposal: Front porch, part garage conversion to habitable accommodation including the raising and replacement of its roof, part single and part two storey rear extensions including installation of external flue and insertion of windows to side elevation
NO OBJECTION
4. 34525/001 Site Address: 16 Dashwood Close, Alton, GU34 1RS
Proposal: Conversion of existing garage and front extension
OBJECT for the following material reasons:
The proposal does not comply with parking requirements under Policy TR5 of the Alton Neighbourhood Plan
5. 60030 Site Address: 36 Bow Street, Alton, GU34 1NY
Proposal: Single storey side and rear extension.
NO OBJECTION
6. 60037 Site Address: 2 Albert Road, Alton, GU34 1LP
Proposal: Single storey side extension and internal alterations
NO OBJECTION
7. 60067 Site Address: 20 Manor Road, Alton, GU34 2PB
Proposal: Single storey rear extension, new access with associated driveway and dropped kerb and external AC unit
NO OBJECTION

Notification of Lawful Development Certificate proposed application

1. 50485/002 Site Address: 1a Lansdowne Road, Alton, GU34 2HB
Proposal: Lawful development for a proposed development - Roof conversion to rear of property under Class B of the General Permitted Development Order.
NO OBJECTION
2. 58996/003 Site Address: 23 Greenfields Avenue, Alton, GU34 2ED
Proposal: Lawful development certificate proposed - single storey side extension, new access, dormer to rear & single storey rear extension
NO OBJECTION

LICENCING

1. 035300 Cassidy's Bar, 44 High Street, Alton, GU34 1BD
New Application for Premises Licence

Permitted Activities: the supply of alcohol

Premises Open Hours Requested

Wednesday 16:00 22:30
Thursday 16:00 23:00
Friday 15:00 23:30
Saturday 12:00 23:30
Sunday 12:00 21:30

Activities - Times Requested

Supply of alcohol for consumption ON the premises only

Wednesday 16:00 22:30
Thursday 16:00 23:00
Friday 15:00 23:30
Saturday 12:00 23:30
Sunday 12:00 21:30

NO OBJECTION

TREE APPLICATIONS

1. 36417/002 Site Address: 18 Curtis Road, Alton, GU34 2SD
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: T1- Corsican Pine (in centre of back garden) Reduce house side of crown by 2m from 13m to 11m in spread deadwood throughout
NO OBJECTION as per the recommendation of the Tree Warden
- 36417/003 **Re: Application for consent for Works to trees subject to a Tree Preservation Order**
Proposal: T1 Sycamore - reduce height from 16m to 13m -reduce crown spread from 12m to 10m -crown raise over road to 8m T2 Sycamore - reduce height from 17m to 14m -reduce spread from 12m to 10m - crown raise to 8m over road
NO OBJECTION as per the recommendation of the Tree Warden
2. 60034 Site Address: 51 Geales Crescent, Alton, GU34 2NE
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: Sycamore (T1) - Thin by 20%. Reason = protection against heavy winds. Remove dangerous deadwood. Prune back crown over road to 6m, over pavement to 4m
NO OBJECTION as per the recommendation of the Tree Warden

3. 60050

Site Address: 16 Curtis Road, Alton, GU34 2SD

Re: Application for consent for Works to trees subject to a Tree Preservation Order

Proposal: T1 - Corsican Pine -crown raise to approx 17m -reduce top height from 30m to 27m -reduce crown spread from 20m to 17m -deadwood throughout T2- Field maple -reduce height from 12m to 10m -reduce crown spread from 10m to 8m thin crown by 10% T3- Sycamore -reduce height from 18m to 16m -reduce spread from 12m to 10m crown raise to 8m

NO OBJECTION as per the recommendation of the Tree Warden

DRAFT