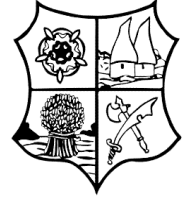


ALTON Town Council



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Town Hall
Market Square
Alton
Hampshire
GU34 1HD

Town Clerk: Mrs Leah Coney

26th April 2023

Dear Councillor,

YOU ARE HEREBY SUMMONED to a meeting of the **PLANNING AND TRANSPORT COMMITTEE** which will be held on **Wednesday, 3rd May 2023 at 7.00pm** when the under mentioned business will be transacted.

Yours faithfully

LConey

Mrs Leah Coney
Town Clerk

To: **Councillor** **Graham Titterington** - **Chairman**
 Suzie Burns (Substitute Councillor)
 Graham Hill (Substitute Councillor)
 Richard Platt
 Jonathan Waugh (Substitute Councillor)
 Annette Eyre

Copied to all other Councillors for information

PLANNING & TRANSPORT COMMITTEE
WEDNESDAY 3rd MAY 2023
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 8th March and Planning List of 5th April 2023
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/Representations 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
8. Alton Neighbourhood Plan – verbal update from the Town Clerk
9. To consider any matters or reports pertaining to Highways, Parking, Public Transport, Housing, Street Naming and any Current Public Exhibition/Consultations

Date of Next Meeting: 28th June 2023

PLANNING AND TRANSPORT COMMITTEE
3RD MAY 2023 REPORTS.

ITEM 6 PLANNING APPLICATIONs

FOR INFORMATION

1) Application: 55996 Land adjacent to 25 Cowdray Park, Alton, GU34 2TT
Proposal: Dwelling and associated works

Local residents met with ward councillor Suzie Burns on site on Saturday 22nd April to discuss the concerns they had in respect of this application.

In summary the group had a number of concerns and were particularly worried about the loss amenity land (Green Open Space)

In view of these concerns, the Town Clerk has undertaken further investigation in order to provide clarification for Members in respect of this ground for objection.

The application states that the land is currently residential land, with an application for a single dwelling within the defined curtilage. It is the belief of officers that the land is amenity land, owned until very recently by Taylor Wimpey, as it formed part of the original site boundary of the housing development in 1989. Since this time the land has been used throughout as a public footpath to access Windmill Hill and as such may have prescriptive rights through long use (30 years) as a public right of way. It could therefore be questioned as to why there is no change of land use forming part the application.

Local residents have also confirmed that they have maintained this land for use by those living in Cowdray Park since the houses were first occupied and this includes mowing the grass and the staging of local street get-togethers.

The Town Clerk can confirm that during 2021 there were informal discussions with the landowner to dedicate the land to the Council to protect the amenity in perpetuity. Unfortunately, the landowner subsequently sold the land to a third party, without our knowledge. The extent of the amenity land covers the mature tree belt which runs from Cowdray Park to Borovery Lane. Whilst this is not included within the application, any development of the land could set precedent for the erosion of this natural boundary which screens the existing properties from the National Park through inappropriate back land development.

This was recognised by the EHDC Settlement Policy Boundary Review Interim Methodology Paper in December 2018 which sought to amend the existing settlement policy boundary to exclude the site of this current application. The land is defined in the review as:

Open Space at Cowdray Park principle 3a Areas of open space on edge of settlement should be excluded from the settlement boundary. Redraw the boundary to exclude area of open space

3a) [being] Open spaces, sports and recreational facilities which stand on the edge of the built form of settlements (existing or proposed).

As such this land should fall under Policy CP10 (JCS) which states that development outside of the SPB shall only be permitted where it :

meets a community need or realises local community aspirations;
reinforces a settlement's role and function;
cannot be accommodated within the built up area; and
has been identified in an adopted neighbourhood plan or has clear community support as demonstrated through a process which has been agreed by the Local Planning Authority in consultation with the parish or town Council.

It is also noted that the neighbouring property to the site (No.10), when built, was cut into the landscape in order to avoid breaching the skyline, so the height of the proposed development in this elevated position would be detrimental to the existing street scene.

**2) Application: 25050/065 Former site of Molson Coors Brewing Co, Manor Park,
Lower Turk Street, Alton**

Proposal: Development of the site to provide an intergrated 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

The Town Clerk tabled a briefing paper in respect of this application to the Planning and Transport Committee Meeting of the 8th February as follows:

UPDATE ON THE CALA DEVELOPMENT (CARE HOME ELEMENT) FOR INFORMATION

The Town Clerk and the Finance and Administration Manager met with representatives from Revere Homes and QED Planning on Wednesday 11th January to discuss the care home element of the CALA development which is being undertaken by Revere Homes.

The care home element of the site currently has full planning permission for a 70-bed care home plus 58 apartments.

The developers are looking to vary the scheme to create 95 fully adapted, later living apartments. These will be mainly 2 bed (85) with a small number of 1-bed (6) and 3-bed (2) units. Overall, this equates to a similar number of beds. The rational for this is that there is a distinct move away from traditional care homes, in order to provide support for people within their own home. Whilst the development is restricted to over 65s it is envisaged that residents are likely to be over 75 as one of the planning conditions for the development is that all residents are to be in receipt of an hour's care per day.

The facility is therefore similar to a number of the other later living developments within the town in so much as the apartments will be leasehold and will be fully independent with kitchens and living space as well as bedrooms and bathrooms; however, because they come with a care package, scope for live in carers and increased support as required over time, they remove the need to move into alternative care home accommodation as the ability to live independently diminishes.

The on-site parking is predominately undercroft, but has been reduced down from 89 to 71 spaces and will be a mixture of spaces offered with apartments, those for staff and for visitors.

The development will also have a café/ restaurant dining as well as on site facilities such as a hairdressers.

We discussed whether there would be a detriment to employment (given the care home element was to replace the employment lost from the use of the site as a brewery) it was confirmed that there would be a slight lowering of the FTE (now proposed at around 25- 30 FTE) on site but with a much wider potential for local employment. Care homes generally employ carers, whereas this would employ cleaners, restaurant staff, concierge services etc..

The site will remain C2 though, due to the care element, rather than C3, even though the apartments offer independent living.

Due to the variation to the scheme coming after the June 2022 building regulation changes, the site will need to be in compliance with the newer, lower carbon, requirements. There will be solar on site and ASHP (there is no gas to the building) there will be triple glazing and plug in EV sockets.

We looked at the design of this prominent 5 storey building; the developers have undertaken a series of pre-application meetings with Steven Wiltshire and Peter Fellows at EHDC, looking at a number of options for the aesthetic. The likely final design is quite industrial, with full length window and balcony doors and textured brickwork to break up the bulk and massing of the imposing walls. Officers commented that they felt the black roof may well move the design from industrial to “prison-like” and felt Members may prefer a softer approach is possible. The Clerk offered to put the developers in touch with the Alton Society Built Environment Group for their views on the design. The amended application is likely to be submitted in February and will therefore come to ATC Planning Committee for comment in March or April.

Since this report was published the applicant has made the following updates to the application:

- i) removal of the 3-bed units
- ii) reduction from 5 storey to 4 storey
- iii) employment confirmed as minimum 20 FTE for care and additional for other employment used on site
- iv) other employment uses on site include hair salon, lounge, restaurant, bar, health suite inc sauna, cinema, gym, studio and café.
- v) The roof line is now a mixture of zinc and plain tile.

Members are strongly urged to read the design and access statement for full details of the application.

RECOMMENDATION: These reports are for information only to assist members in their deliberations in respect of this application.