

**PLANNING AND TRANSPORT COMMITTEE
WEDNESDAY 8th FEBRUARY 2023**

REPORTS BY THE TOWN CLERK & FINANCE AND ADMINISTRATION MANAGER

AGENDA ITEM 5

QUESTIONS/REPRESENTATIONS TO THE COMMITTEE

FOR INFORMATION

1. Rachel Palmer: HCC/2022/0633 EH156 Grey Fox Recycling

Hello, please could you bring this to the attention of the Planning Committee for Wednesday 8 February meeting? I think the Waterbrook Road site will be on your planning list for discussion. Some of the residents who put the leaflet together are hoping to attend, and will let you know in advance if they want to address the committee

Many thanks

2. Giles Lock: Copy of correspondence submitted to Hampshire County Council

Subject: HCC/2022/0633 EH156 - OBJECTION Extending Working Hours

OBJECTION - Grey Fox Recycling

*Giles Lock - Local resident & Chair of Ashdell Residents Association - this site is within our ward.
ALSO at adjacent factory building...*

Lock Group Limited

14 & 15 Riverside

Omega Park

Alton

Hampshire

GU34 2UF

Dear Sir(s)

In response to your letter detailing the application to expand operations at this site.

We have responded on this subject in the past and nothing has materially changed. If anything our broader understanding and experience of this unscrupulous operator strengthens our resolve to keep them in check.

Please see herewith previous documented reasons for refusal.

There continues to be piles and piles waste towering over the protected Caker Stream chalk stream water course than runs along the length of the site's southern boundary. Rainfall washes through this waste material and into the watercourse.

Have the Environment Agency been asked to comment on the application? At the moment they are very concerned about the water quality of the Northern Wey (of which Caker Stream is a tributary).

It has to be down to the operator to show the care and concern for the local community, for our wildlife and the wider environment and to prove that they put these values before profit. They don't, and we all witness this on a daily basis. The applicant cannot be described as a credible or responsible operator.

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At best they are negligent, at worst they are environmental vandals who ignore existing policy and turn a blind eye to the noise, smell, dust and general harm they cause to nearby businesses and local residential properties.

Whilst I don't have the time to keep a diary of events, I can assure you that they operate beyond the current planning restrictions. April 8th and 9th 2022 - works were underway a little after 6am.

Please continue to protect us by enforcing current planning and by refusing this application.

HCC Cllr Andrew Joy (CC'd) is familiar with this site and may be able to furnish you with further information.

Your sincerely

Giles Lock

AGENDA ITEM 9

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 rationale 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 and scope for live in carers and increased support as required over time, without 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.

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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.

AGENDA ITEM 9

LCWIP MEETING WITH CYCLE ALTON/HCC

FOR INFORMATION

Chris Chappell from Cycle Alton has kindly produced summary notes from the meeting held with Ben Kennedy, Principal Transport Planner at HCC and his colleagues, which was also attended by EHDC and ATC officers on the 16th January.

We've outlined below some bullet points to ensure we fully understand the situation. Please correct any inaccuracies.

- *The original East Hants LCWIP was developed in 2018-19, ahead of government guidance on how to create a LCWIP (LTN1/20 was published July 2019)*
- *It is now being re-designed using Primary and Secondary routes.*
- *The redesign is using LTN1/20, HCC's LTP4 and the final East Hants Local Plan. The latter has just concluded its consultation.*
- *These will ensure that people are able to walk or cycle safely and easily between their homes and the places they visit - schools, colleges, shops, train station, workplaces, GP surgeries, community hospital, sports venues etc.*
- *HCC hope that government guidance will soon emerge to cover leisure cycling and rural areas, so that district council plans can link up cohesive county-wide routes.*
- *The main criteria to choose routes depends on :*
 - a. *The Propensity to Cycle tool*
 - b. *Population density*
 - c. *Traffic flows*
- *We were very pleased to see that HCC has incorporated some of our proposed routes in your Secondary Routes.*
- *We noted that HCC are currently using the 2011 census data and hope you can update this with 2021 data, especially relating to population growth and subsequent rises in traffic flows.*
- *The Alton map shown on the screen appeared to miss out three very large and current new housing developments: Ackender Hill, Selborne Park and Riversmead. Some homes are already occupied.*
- *HCC will be holding two on-line consultation workshops for invited groups well before the election purdah that starts 23rd March.*
- *You will forward the EH LCWIP to us at least two weeks before the workshop and allow us another two weeks to respond. You will ensure we have access to high resolution maps.*
- *Once completed HCC will secure funding.*

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You would welcome on-going engagement with Cycle Alton and would be happy to attend one of our meetings at a mutually convenient date & time.

AGENDA ITEM 10

REPORT BY THE FINANCE AND ADMINISTRATION MANAGER

PAYMENTS FOR APPROVAL

FOR DECISION

Due to the nature and timing of the items below they are tabled for approval by Members rather than being dealt with under delegated authority.

- 1) Retrospective approval is sought for the completion of a number of Health and Safety asphalt (tarmac) repairs for Anstey Park and Jubilee Fields, including a number of large and small potholes repairs, cutting out and reinstatement of broken tarmac, a new entrance way to the Pump Track and edging repairs where tarmac had broken away. Cost £6,777.12 Examples of the completed work are below.



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- 2) Purchase of an I-Go Quad utility vehicle with tow bar and farm storage trailer. Total cost £2,700 requested by the Head of Grounds. This item falls under delegated authority however, the items are available through a disposal by the Town Clerk and therefore has been referred to the Council's internal auditor to confirm the correct procedure to deal with this request. He has confirmed this is permissible under the governance rules but must be approved by Members rather than officers with the minutes of this meeting noted (retrospectively) at the next full council meeting.



RECOMMENDATION: Members are requested to approve the finance items as listed above for:

- a) Tarmac works at Anstey Park and Jubilee Fields £6,777.12
- b) Purchase of Grounds Equipment I-Go Quad utility vehicle and farm storage trailer. £2,700