

ALTON TOWN COUNCIL
MINUTES OF THE EXTRAORDINARY PLANNING & TRANSPORT COMMITTEE
HELD ON WEDNESDAY 26th JULY 2023
at 7.00 p.m. in the Town Hall, Market Square Alton

Present: **Councillor – Annette Eyre - Chair**
 Graham Hill (Substitute Councillor)
 Matthew Kellermann
 Janice Treacher.

In attendance: **Leah Coney – Town Clerk**
 Cllr Suzie Burns – District Councillor

21 members of the public

1 Chairman's Announcements

There were no announcements

2 Apologies

Apologies were received from Councillors Mark Boyce-Churn, Nick O'Brien, Barbara Tansey, Don Hammond, Jonathan Waugh and John Chubb

3 Minutes

The Minutes of the meeting held on Wednesday 3rd May 2023 were approved as a correct record and were signed by the Chairman.

4 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.

5 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 60141 Land adjacent to 25 Cowdray Park which appears on the Planning List for consideration by councillors this evening.

The detailed representation considered the following concerns over the application:

- a) Failure of the application to address the key refusal reasons from the previous application.
- b) Loss of amenity green open space.
- c) The existence of a prescriptive easement over the land.
- d) Protection of the special and distinctive character of the area.
- e) Parking.
- f) Affect of residential and visual amenity.

- g) Design – larger footprint than the houses it seeks to replicate and extends beyond current building line.
 - h) Drainage.
2. District Councillor Suzie Burns gave further background to the application and reiterated a number of points; whilst acknowledging the scale is reduced, it is out of proportion with the existing terraced dwellings, impinging on light and privacy and will breach the skyline with the height difference. Very evident when a site visit was undertaken by Cllr Eyre last weekend, that the path is very well used. The SPB review suggested the site be removed from the boundary; that intent is still valid, it is only delays to the plan which means it remains within the SPB.
3. A number of other residents made short comments relating to their concerns that the removal of the land would take away land from local children; that access to Windmill Hill was important for mental and physical wellbeing which would be affected if the valued access from Cowdray Park were removed and there would be additional noise, mess and disruption to local people should this proceed. Concern was also voiced at both the architect representing the applicant, being based in Alton and that with at least 5 councillors missing from the meeting, this was disrespectful to residents.

In relation to the concern of the lack of councillors in attendance Cllr Hill responded to say that he could not speak for other councillors but he is not normally a member of this committee and has stepped in because this is an extremely important application – he is currently a councillor for Holybourne and was previously the Member for Ashdell and sits on the EHDC Planning Committee. After discussion with residents, Cllr Hill determined that he would abstain from the vote in relation to this item in order to be able to use his vote at EHDC Planning Committee should the application come before the committee.

6 Applications

- 6.1 **Planning, Tree & Licencing Applications:** On the proposal of Councillor Graham Hill, seconded by Councillor Annette Eyre it was

RESOLVED

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

7 Emerging Local Plan

EHDC have recently published an updated timetable for the emerging Local Plan, noting the Part 2 Regulation 18 consultation is likely to be in February 2024, with a target date of 10th January 2024 for submission to Planning Policy.

NOTED

8 Alton Neighbourhood Plan Review

The Town Clerk reported that the Neighbourhood Plan is progressing well and the next public engagement sessions will be on the 8th and 9th September at the Assembly Rooms.

NOTED

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

No items noted.

The meeting finished at 8.10 p.m.

DRAFT

PLANNING APPLICATIONS

Notification of Full Planning application

1. 60141 Site Address: Land adjacent to 25, Cowdray Park, Alton
Proposal: Detached 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. Local residents have demonstrated public access and use of the area as a village green. In addition there is a prescriptive use of the land as a Public footpath over the last 25 years which would qualify to be recognised as an official Right of Way, which is now being claimed.
3. 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:

4. Risk of build affecting the view from the National Park and, therefore, constitutes a breach of skyline contrary to the Town Design Statement and Alton Neighbourhood Plan.
5. Concern about the resultant change in character of the area and loss of privacy to neighbouring properties

Proposals/Plans

6. There are inconsistencies in the drawings in terms of size of the building.
7. The application cites the tilted balance being engaged as EHDC cannot demonstrate a 5-year land supply. Alton has a current Neighbourhood Plan and as such that land supply requirement is reduced to 3 years and can be satisfied, so there is no tilted balance.

2. 21011/019 Site Address: 77-85 High Street, Alton, GU34 1LG
Proposal: Change of use of part of retail floorspace (Use Class E) to form 2No.residential flats (Use Class C3) including part demolition and internal and external alterations to the building
No Objection

3. 27131/016 Site Address: 38 High Street, Alton, GU34 1BD
Proposal: Removal of ATM & Night Safe Bezel, existing signage and reinstate materials where required
No Objection
4. HCC/2023/0057 Site Address: Alton Materials Recovery Facility, A31 Alton GU34 4JD (application number 33619/008)
Proposal: Development of an anaerobic digestion facility and waste transfer station, including partial demolition and reuse of existing buildings and infrastructure
No comment.

Notification of Variation of Condition application

1. 30021/076 Site Address: Land at Lord Mayor Treloar Hospital Site, Chawton Park
Proposal: Variation of conditions 1 (Materials), 4 (Additional windows or doors), 5 (Obscured glazing), 16 (Approved plans and Particulars) of 30021/072 to allow substitution of approved plans.
No Objection

Change of Use Application

1. 28218/007 Site Address: 56 & 56A Anstey Road, Alton, GU34 2RE
Proposal: Change of use from residential (Use Class C3) to Dental Surgery (Use Class E(e))
- No objection with comment** – it is regrettable to lose a residential dwelling when there are a number of vacant commercial spaces in town. However, Members recognise the contribution of the applicant to providing addition infrastructure in the town for dental services and the practicalities of this location, given the existing business in neighbouring building.

Lawful Development Certificate Application

1. 60159 Site Address: 40 Haydock Close, Alton, GU34 2TL
Proposal: Replacement of existing conservatory structure with new extension under Class A of the General Permitted Development Order (Lawful Development Cert for Proposed Use or Development).
No Objection
2. 35537/001 Site Address: 45 Queens Road, Alton, GU34 1JG
Proposal: Application for a Lawful Development Certificate for a Proposed single storey side extension and re-pitching of existing rear lean-to roof
No Objection

Prior Approval applications

1. 60155 Site Address: Farm Track from New Lane, on land to the north of, London Road, Holybourne, Alton
Proposal: Application to determine if prior approval is required for the formation of a private way for Agricultural use.
No objection
2. 27699/010 Site Address: 44 High Street, Alton, GU34 1BD
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
3. 21955/028 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 applications

1. 60118 Site Address: 24 Lime Avenue, Alton, GU34 2AE
Proposal: Single-storey side and rear wrap around extension, new driveway and extended dropped kerb (as amended by drawings uploaded 14/07/2023)

Objection with comments.
The updated plans clearly show the streetlight to be retained and as such the objection remains on the basis that 3 cars will not be able to park in this location, given the location of the lamp column.
2. 33282/015 Site Address: 110 London Road, Holybourne, Alton, GU34 4EW
Proposal: Replacement detached outbuilding

Objection with comments.
The garage must remain ancillary to the main dwelling, retained for domestic use only (not for commercial gain). Reason: To protect the amenity of the Conservation Area.

It is noted that the previously application for a replacement garage was withdrawn replaced with an application for a detached outbuilding defined as for “ancillary residential use”. The previous request for a condition remains and as such a restriction imposed to prevent the creation of a separate residential unit or for commercial gain (eg holiday let), in order to protect the amenity of the Conservation Area.
3. 59971/001 Site Address: 189 London Road, Holybourne, Alton, GU34 4EY
Proposal: Two storey extension to rear.
No Objection

4. 59934/001 Site Address: Kiln Cottage, 11 Wilsom Road, Alton, GU34 2SR
Proposal: Single-storey ground floor rear / side extension.
No Objection
5. 59972/002 Site address: 34 Greenfields Avenue, Alton, GU34 2EE
Proposal: Infill extension to the approved single storey side and rear extension (approved under application 59972).
No Objection
6. 25892/018 Site Address: Bonhams Farm, London Road, Holybourne, Alton, GU34 4JA
Proposal: Replacement of existing rear extension with proposed orangery, reinstatement of Georgian windows and minor internal layout alterations (Listed Building Consent version 25892/019)
No Objection
7. 60127 Site Address 8 Osborne Close, Alton, GU34 1QT
Proposal: Ground and first floor extensions, pitched roof to garage and side extension plus raised decking
No objection
8. 60132 Site Address: 11 Wentworth Gardens, Alton, GU34 2BJ
Proposal: Construction of front and rear flat roof extensions.
No objection
9. 59411/002 Site Address: 26 Reynolds Drive, Alton, GU34 2FT
Proposal: Retention of part converted garage to non-habitable room, rear extension, solar panels, and an electric charge point.
Objection with comments. The property is a four bed and therefore the application is not in compliance with TR5 as it is the view of the Council that three cars cannot park on the driveway with adequate space.

TREE APPLICATIONS

1. 20747/014 10 High Street, Alton, GU34 1BN
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T1 - Yew Tree - reduce height from 6.5m to 4.5m, reduce lateral growth from 3m to 2m radial spread
No Objection as per the recommendation of the Tree Warden
2. 29582/007 Site Address: 15 Church Street, Alton, GU34 2BS
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: 2 x Cypress - Fell
Awaiting the comments of the Tree Warden
3. 36622/002 Site Address: 20 Curtis Road, Alton, GU34 2SD
Re: Application for consent for Works to trees subject to a Tree Preservation Order

Proposal: Removal of 2No. Trees, reduction in height and radial span of 3No.Trees (Tree Preservation Order No.289) (Henry Gauvain Hospital Site, Alton)

NO OBJECTION as per the recommendation of the Tree Warden

4. 38672/003 Site Address: 5 Chauntsinger Cottages, Church Street, Alton, GU34
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: Plum tree - Reduce crown height by 2m leaving a crown height of 7m. Reduce crown width by 4m leaving a crown width of 4m. Crown lift to 2.5m.
Awaiting the comments of the Tree Warden
5. 58453/001 Site Address: 1 Cromwell Gardens, Alton, GU34 1TR
Re: Notification of intention to carry out Works to trees within a Conservation Area
Proposal: T1 Sycamore - remove due to proximity to property
NO OBJECTION as per the recommendation of the Tree Warden
6. 60120 Site Address: 5 Tulip Mews, London Road, Holybourne, Alton, GU34
Re: Application for consent for Works to trees subject to a Tree Preservation Order
Proposal: 33% Crown reduction of 1No. Tulip Tree (T4) to rear (Land to the rear of Chandos Lodge, London Road, Anstey, Alton) (E.H.471) Tree Preservation Order 2002
NO OBJECTION as per the recommendation of the Tree Warden