

**COMMENTS ON APPLICATIONS CONSIDERED AT
PLANNING & TRANSPORTATION COMMITTEE
WEDNESDAY 18 NOVEMBER 2009**

PLANNING

- | | | |
|---|-----------|---|
| 1 | 21560/012 | Alton Convent School, Anstey Lane, Alton GU34 2NG
Dropped kerb to existing access track.
NO OBJECTION |
| 2 | 22071/006 | 3 Upper Neatham Mill Lane, Holybourne, Alton GU34 4EP
Addition of side windows to dormers – amendment to previous approved scheme.
NO OBJECTION |
| 3 | 22467/004 | Unit 1-2, Mill Lane, Alton GU34 2QJ
Retail food store at first floor level with undercroft parking, including associated landscaping and access improvements following demolition of existing buildings. |

Although welcoming the revisions to the original plan, the committee OBJECT for the following material reasons:-

(1) The proposal constitutes an unacceptable overdevelopment of the site, creating a cramped and confined form of development to the detriment of the character and appearance of the locality.

(2) Whilst the proposed highway improvements may improve the flow of traffic and safety of highway users at and near to the site, the committee remains unconvinced that they are sufficient to cater for the significant increase in traffic which the facility will undoubtedly attract. Although the applicant has gone some way to address previous concerns, the committee still considers that the left turn lane out of Mill Lane into Montecchio Way is far too short to be effective.

(3) Whilst recognising that the majority of shoppers to the new store will travel by car, the committee still feel that insufficient measures are proposed to make the new facility as attractive as possible to walkers and cyclists. For example, there is sufficient land at Ashdell Crossroads to widen the footway on the northern corner, particularly as it goes down the hill towards Dickers Lane, for the benefit of pedestrians, particularly those with pushchairs. In addition, consideration should be given to continuing the cycle way from Anstey Mill Lane through to Holybourne, along the footpath by Baker's Pond under Montecchio Way leading to Upper Neatham Mill Lane; this would provide a safer route than using Montecchio Way and London Road.

(4) The proposal, by virtue of its distance from the town centre will have an adverse and detrimental effect on the existing town centre, and would appear to fail the "sequential" test of seeking to site convenience retail developments on sites as close to town centres as possible. The committee remains unconvinced by the

assertion that the new store would significantly stem convenience retail 'leakage' from the town and encourage more visits to the town centre. On the contrary, the committee believes that the non-food offering in the store will damage the town centre just when it is showing signs of improvement. To this end, to help mitigate effects that the development will have on the town centre, the applicant should fund appropriate town centre enhancements

- 4 29046/001 Sarum, 57 Ackender Road, Alton GU34 1JT
Conversion of detached garage to self contained dwelling.
NO OBJECTION
- 5 39517/006
& 007 8 High Street, Alton GU34 1BN
Single storey rear extension following demolition of single storey element.
NO OBJECTION
- 6 51918 10-12 Lansdowne Road, Alton GU34 2HE
Two detached dwellings with parking and landscaping, new parking area for 10 and 12 Lansdowne Road following demolition of garage at number 10 Lansdowne Road.
OBJECT for the following material reasons:-
- (1) The part of the development effectively fronting Chalcrafts, by virtue of its form, height, mass and alignment will be at variance with the prevailing form of development and thus be to the detriment of the character and appearance of the locality.
- (2) Adequate provision cannot be made within the site (units 10 & 12) for the parking of more than one vehicle per unit, clear of the highway to the detriment of highway safety and the danger and convenience of other highway users.
- 7 52121 Unit 7, Forge Works, 4 Mill Lane, Alton GU34 2QG
Fire damage reinstatement of roof covering and wall finish to rear and side elevation, to existing industrial unit.
NO OBJECTION
- 8 52213 Atticus Holdings Ltd, Atticus House, Unit 2 The Windmills, Turk Street, Alton, GU34 1EF
Installation of air condition units on south elevation
NO OBJECTION

TREES

- 1 25110/002 1 Spicers, Alton, GU34 2SJ
Prune one Horse Chestnut
NO OBJECTION but for a lesser scale of works only as per the recommendations of the Tree Warden.
- 2 50857/001 31 Curtis Road, Alton, GU34 2SD
Fell one Robinia and Prune one Strawberry tree
NO OBJECTION but for a lesser schedule of pruning works to the Strawberry Tree, all as per the recommendations of the Tree Warden.

- 3 51019/002 2 Malthouse Mews, Holybourne, Alton GU34 4EZ
Prune one Maple tree
**NO OBJECTION but for lesser/alternative works to that proposed
as per the recommendations of the Tree Warden.**
- 4 51154/002 South Lodge, 112 London Road, Holybourne, GU34 4EW
Fell 3 Leylandi trees
**NO OBJECTION as per the recommendations of the Tree
Warden.**