



New Alresford Town Council

Alresford Recreation Centre, The Avenue, Alresford, Hants, SO24 9EP

Tel: 01962 732079. Email: committeeclerk@newalresford-tc.gov.uk. Website:

www.newalresford-tc.gov.uk

Minutes of the meeting of New Alresford Planning Committee held on Tuesday 4th April 2023 commencing at 6.00pm

Name	Present	Apologies	Absent
Cllr Bean (Chair) (AB)	✓		
Cllr Sprott (AS)	✓	✓	
Cllr Jeffs (BJ)	✓		
Cllr Weston (MW)	✓		
Cllr Byrne (MB)	✓		

ALSO PRESENT: Frances Simpson-Committee Clerk

Three members of the public were present.

P22/160 To receive and approve apologies for absence.
RESOLVED: To approve apologies from Cllr Sprott

P22/161 To approve dispensations for Disclosable Pecuniary Interests under Section 33 of the Localism Act 2011.
The Clerk advised nothing received for this meeting.

P22/162 To receive Declarations of Disclosable Pecuniary and Non-Pecuniary Interests on Items on the Agenda.
Councillor Weston – Non-Pecuniary Interest – agenda item P22/175
Councillor Bean – Non-Pecuniary Interest – agenda item P22/174

P22/163 Public participation for fifteen minutes to allow members of the public present to raise questions to ask questions of, and make comments, regarding the Town Council. Questions not answered at this meeting will be answered in writing to the person asking the question or may appear as an agenda item for the next meeting. Each person wishing to speak will be allowed a maximum of three minutes.

There were three members of public present.

Resident one spoke about planning application 23/00429/HOU, regarding concerns of the size of the build which will make it stand out compared to other homes in the street.

Representatives from Gillings Planning and Metis Homes presented plans of application 23/00701/FUL.

P22/164 **Case No:** 23/00701/FUL
Location: 1 - 3 The Dean Alresford Hampshire
Proposal: Demolition of existing buildings and construction of fourteen apartments and a 40-space public car park. Application includes access, parking, cycle storage, refuse storage, landscaping, and other associated works.
Comment: The committee does not object to this application and applauds that the design is for 1 and 2 bedrooms sustainably built apartments which are so badly required in this parish but does have the following concerns:

1. Parking and Traffic is a very difficult issue in the Dean. The junction at the top of the Dean gets congested but is too small for a roundabout. There is insufficient parking on this road and the provision of parking for fourteen vehicles in this development will not be enough. As there will be 13, 2 -bed apartments, and the quota is normally parking for 1.5 vehicles and one for a one-bed, we would have thought residents should have provision for twenty-one vehicles in total.
2. Would like to see more trees planted around the building.
3. Would like to see swift bricks incorporated into the build.

P22/165 To approve the minutes and recommendations of the Planning Committee held on 7th March 2023.

RESOLVED: That the minutes and recommendations of the Planning Meeting held on 6th March 2023 are approved.

P22/166 To receive Clerks/Chairs' update.

The reports were noted. Clerk will enquire about CIL money application for West Street improvements.

P22/167 To approve Troy planning invoices 2332 & 2316 and approve quotation. QU-0036

RESOLVED: Committee agrees payment of invoice 2332. Noted that invoice 2316 has already been paid.

P22/168 Review of March data from SLR cameras.

The data was noted.

P22/169 Case No: 23/00625/PNHOU

Location: 16 Covey Way Alresford Hampshire SO24 9QN

Proposal: Single storey rear extension

Comment: Already permitted.

P22/170 Case No: 23/00279/FUL

Location: 10 East Street Alresford Hampshire SO24 9EE

Proposal: Change of use of No.10 from commercial (E previously B1) to residential (C3) and conversion into a garage with external alterations and a new drop kerb access to create an enlarged dwelling with garage.

Comment: Objection.

Garages referred to in the associated documents were historical coaching entrances associated with the many public houses that existed in East Street.

The entrance in this part of East Street is very narrow. It would not be in keeping building a garage and install a dropped curb.

P22/171 Case No: 23/00280/LIS

Location: 10 East Street Alresford Hampshire SO24 9EE

Proposal: Change of use of No.10 from commercial (E previously B1) to residential (C3) and conversion into a garage with external alterations and a new drop kerb access to create an enlarged dwelling with garage.

Comment: Objection.

Garages referred to in the accompanying documents were historical coaching entrances associated with the many public houses that existed in East Street.

The entrance in this part of East Street is very narrow. It would not be in keeping to build a garage and install a dropped curb.

P22/172

Case No: 23/00632/TPO

Location: 6 Down Gate Alresford Hampshire SO24 9JB

Proposal: Tree T1 (sycamore) - Cut back lowest branches extending over garden area to the north by no more than 3m in length to mitigate shading/leaf litter nuisance

Tree T2 (sycamore) - Cut back lowest branches extending over garden area to the north by no more than 3m in length to mitigate shading/leaf litter nuisance.

Tree T3 (horse chestnut) - Crown reduce height and branch spread by no more than 2m to mitigate structural deficiencies.

Comment: No objection.

P22/173

Case No: 23/00726/TPO

Location: Land Adjacent to Netherbourne New Farm Road Alresford Hampshire

Proposal: T25 (Sycamore) - Fell. The tree is growing on a steep slope and is tri-stemmed at the base with included unions at the point of attachment. There are concerns the stems will snap out as their girths expand with annual incremental growth. It is proposed that the tree would be replaced with three trees of similar growth habit within the curtilage of the property (previously submitted as 23/00387/TPC)

Comment: Objection.

Committee raised concerns as to why T25 was not identified as being of poor structure in the initial arboricultural report.

In the Conclusion Document it states, 'Retained trees should not be adversely affected by the property development.' In the Tree Schedule notes it states that it is a healthy tree 'Fair in form & vitality. Tri-stemmed from the base; base obscured by dense ivy growth which has been recently severed.'

They are disappointed that having removed 19-21 trees that another may be removed.

We would like a tree surgeon to re-assess.

P22/174

Case No: 23/00518/PNDMCD

Location: Forge Works, The Dean, Alresford, Hampshire

Proposal: Demolition of the existing commercial building and the erection of a block of eight flats (1 No. 2-bed, 7 No. 1 bed) and associated parking

Comment: Objection.

This application would produce over development on an exceedingly small site. It is too high and needs to be reduced by one storey. New Alresford Design statement 5.2 NC.1 states that 'new development should respect how buildings relate to one another and to public spaces in the neighbourhood.'

It would block light from surrounding buildings and provides inadequate parking. The traffic study was conducted at 4.45am. on a Friday when there is no commercial traffic. The study should take place on a Saturday and Sunday where it would show how very busy this route is. This area is on the Millennium Trail path which many visitors to Alresford take.

P22/175

Case No: 23/00429/HOU

Location: 52 Jacklyns Lane Alresford Hampshire SO24 9LG

Proposal: Side rear and first floor extensions to create a two-storey dwelling.

Comment: Objection.

This application shows overdevelopment with a floor space three times the size of the original bungalow. It is presented as a 4/5 bed home with three bathrooms on a very small plot, white rendered and timber clad with grey upvc windows. It is also too high. It represents a re-build and not an extension. It would not be in keeping with the surrounding homes on this street which are largely brick built. To summarise, we feel it is a missed opportunity to build a house that would sit well into the street scene.

New Alresford Design statement 5.2 NC.1 states that 'new development should respect how buildings relate to one another and to public spaces in the neighbourhood.'

We have great concerns about the neighbouring tree. This tree has a TPO, and we would like an arboriculturist to carefully assess whether the proposed build would be too close to the roots.

Although we understand that boundaries are not a planning issue, in this case the build will be too close to the hedge. Please could an arboriculturist assess the impact on this neighbouring hedge.

P22/176

Case No: 23/00436/HOU

Location: 70 Oak Hill Alresford Hampshire SO24 9UG

Proposal: Loft Conversion

Comment: No objection

The meeting closed at 19.32 pm.