



## ALRESFORD TOWN COUNCIL

### DRAFT MINUTES OF THE MEETING OF PLANNING COMMITTEE ALRESFORD TOWN COUNCIL held on MONDAY 24<sup>th</sup> July 2017 AT 7PM in THE TOWN COUNCIL Main Hall at Alresford Recreation Centre

#### ATTENDANCE

	In Attendance	Apologies	Absent
Cllr M. Power	✓		
Cllr Pinch		✓	
Cllr Spencer	✓		
Cllr B. Jeffs	✓		
Cllr E. Jeffs	✓		
Cllr S. Evans		✓	
Cllr B. Witchard		✓	
Cllr M. Boyes		✓	
Cllr A. Sprott	✓		
Cllr R. Gordon-Smith	✓		
Cllr S. Deeming	✓		

Frances Simpson  
Committee Clerk

**172416 Following a presentation from Seawards, Developers of the proposal of land East of Sun Lane for erection of 320 dwellings, questions were asked firstly, from councillors and then the public present at the meeting.**

The most predominant question from councilors was regarding traffic planning. It was asked how Sun Lane would work? How had the developers carried out their surveys and what was the methodology behind their proposals? Seawards explained fully and said that more detailed queries, such as pedestrian crossings extra parking and lighting could be covered in the next stage of planning. Affordable housing was discussed and it was said that the costs of this could be found with WCC. Cllr E. Jeffs will be investigating this.

Secondly, questions from the public were again predominantly regarding traffic flow. Some people were worried that the new roundabout on A31 would become the main entry for visitors and tourists into Alresford. Developers assured the meeting that a very detailed assessment had been carried out and that Hampshire Highways are currently considering this development along with public transport and 'park and stride'.

Other queries included drainage and flooding issues, the employment area, architecture and design of the residential area along with allotted parking for the homes. How would the open space be managed and would promised trees be planted?

**172417 To receive and accept apologies for absence**

Signed: Chairman.....

Date:.....

Apologies for absence were received from Cllrs. S.Pinch. S. Evans, M.Boyes & B.Witchard.

**172418 To receive and note any declarations of interest relevant to the agenda.**

Cllr.E.Jeffs declared an interest and therefore sat in with the public for the remainder of this meeting.

**172419 The Chairman signed as a correct record the planning minutes of the planning committee meeting held on 4<sup>th</sup> July.**

**172420 To open the meeting to members of the public**

Mr Atkins urged the council not to rush comments as many people in Alresford have genuine concerns regarding traffic generated from this planning application.

Cllr.J.Porter reported that she had been in a meeting with traffic engineers earlier in the day and that NATC should list everything that the public had raised concerns about such as, The Jacklyns Lane junction with Pound Hill, Tichborne Down, Nursery Road and Sun Lane. Cllr Porter recommended that NATC arrange a meeting for residents to meet with Hampshire highways.

Mr Bazlington asked for clarification on whom would retain the ownership of the commercial development and could the 'park and stride' be re-located?

The timescale and phasing of the development was discussed. Seawards illustrated that the infrastructure would initially be constructed followed by further phases of building, six in total.

**172421 To consider the following planning applications:**

**17/01528/OUT**

**Land to the East of Sun Lane, Alresford.**

The erection of up to 320 dwellings (including 40% affordable homes); the provision of 3.4 hectares of employment land for use within Use Classes B1, B2 and B8; the provision of Public Open Space and associated infrastructure including an 'all-moves' roundabout from A31; the realignment of Sun Lane and provision of additional school facilities including a 'Park and Stride'.

Statements from NATC on this planning application.

1. NATC seek clarification on how the haul road will be installed from the new A31 roundabout across the site (4.4.49 of the transport assessment) and reserve the right to comment when this detail is provided.

2. NATC has reservations regarding non-peak traffic modelling on various roads. The council require a travel plan for both the residential and employment zones to review and comment upon.

3. NATC ask for mitigation measures on traffic issues on Tichborne Down given the predicted increase at peak times given that existing parking issues in the mornings and evenings as a condition of this application.

4. NATC find the predicted increase in traffic on Sun Lane, north of Nursery Road improbably low. The council request that HCC re-view these figures and given the impact should they be incorrect and under estimated, mitigation measures will be required.
5. NATC find the predicted increase in traffic on Nursery Road improbably low. The council request that HCC review these figures given the likely impact should they be incorrect and under estimated, mitigation measures will be required.
6. NATC believe there is an opportunity for the Alresford Bowling Club parking to be used to mitigate existing parking problems for local residents. It may be an opportunity to have a car park for dual parking particularly at the East end for Nursery Road and Chestnut Walk have inadequate parking.
7. As a condition improved lighting should be installed on the footpath behind Haig Road leading to the churchyard.
8. NATC ask for a raised crossing area to facilitate the footpath within the open space area (at node 16 on the illustrative masterplan).
9. A dedicated crossing is required between the southernmost point of node 4 & 5 on the illustrative masterplan.
10. NATC wish to see mitigation plans for noise and lighting from the two new roundabouts and reserve the right to comment.
11. NATC require main distributor roads and lighting on both residential and employment areas to be built to an adoptable standard.
12. NATC require more information on the capacity of the 'park and stride' car park given its potential for multiple use.

**172422 The meeting closed at 21.35pm**

**172423 The next meeting will be held on Tuesday 1<sup>st</sup> August at 6pm at the Town Council meeting room.**

Signed: Chairman.....

Date:.....

Signed: Chairman.....

Date:.....

Signed: Chairman.....

Date:.....