ANDOVER TOWN COUNCIL

Planning Committee Agenda

To all Members of the **PLANNING** Committee:
Cllrs Barbara Long (Chairman), Alan Cotter (Vice Chairman), Carol Bartholomew, Barbara Carpenter, Christopher Ecclestone, Luigi Gregori, Richard Kidd and Richard Rowles.

You are hereby summoned to attend a meeting of the **PLANNING** Committee to be held in **TOWN COUNCIL OFFICE, 66C HIGH STREET**, Andover on **MONDAY 13 February 2017 at 5.30pm** when it is proposed to transact the following business:

Wendy Coulter
Town Clerk
8 February 2017

THERE IS NO DISABLED ACCESS TO THE TOWN COUNCIL OFFICES – PLEASE CONTACT THE TOWN CLERK THREE DAYS PRIOR TO THE MEETING IF YOU REQUIRE ACCESS.

Prior to the start of the meeting there will be a presentation from Mr Carrington of Foreman Homes regarding their aspirations for development at Picket Piece.

1. **Apologies**
To receive and accept apologies for absence.
2. **Declarations of Interest**
To receive and note any declarations of interest relevant to the agenda.
3. **Minutes**
To agree the Minutes of the Planning Committee meeting held on Monday 30 January 2017 attached at **Appendix A.**
4. **Public Participation**
There is an opportunity for members of the public to make statements or ask questions on items on the agenda or on other items relevant to the Town to which an answer will be given, or if necessary a written reply will follow or the questioner will be informed of the appropriate contact details. Each person is limited to 3 minutes and the total amount of time set aside will be 15 minutes.
5. **Planning Applications (Test Valley Borough Council)**
To consider Andover Town Planning Applications on Test Valley Borough Council weekly list of, 4 & 5. Lists attached, for the Andover area at **Appendix B**.

5.1	17/00076/FULLN 23.01.2017 ANDOVER TOWN (MILLWAY)	Construction of 1.5 storey detached dwelling with detached double garage	Land To Rear Of 2-8 Whynot Lane, Andover, Hampshire, SP10 3ES

5.2	17/00225/FULLN 02.02.2017 ANDOVER TOWN (ST MARYS)	Erection of six dwellings, detached double garage and associated infrastructure	Greencroft , Walworth Road, Picket Piece, SP11 6LY

6. Decision Notices

Members are requested to note the following decision notices for Planning Applications in the Andover area from Test Valley Borough Council Lists 4 & 5 – attached at **Appendix C.**

7. Neighbourhood Plan

A request was received to include an item on the Neighbourhood Plan and its Constitution, however investigation is still underway and a full item will be included on the Agenda for 6 March 2017.

8. Street Naming

To consider any requests received from Test Valley Borough Council.

9. Communications from Test Valley Borough Council

To receive any communications from Test Valley Borough Council.

10. Test Valley Borough Council – Northern Area Planning Committee

To consider whether any applications, to be considered at the Test Valley Borough Council Northern Area Planning Committee (NAPC) require further comment and or representation from the Town Council.

11. Telecommunication Applications

To consider and make observations on any Telecommunication Applications received.

12. Communications from Hampshire County Council

To consider any communications received from Hampshire County Council.

13. Street Trading Licences

To consider any applications for Street Trading Licenses received.

14. Items for consideration at the next meeting

Members are requested to inform the Town Clerk of any items that they wish to be included on the next Planning Committee Agenda.

15. Date of next meeting

Members are requested to note the date of the next meeting: **Monday 6 March 2017 at 6pm, AT THE TOWN COUNCIL OFFICES.**

The Chairman will close the meeting.

ANDOVER TOWN COUNCIL

A

Minutes of Planning Committee

Time and date
6.00pm on Monday, 30 January 2017

Place
Town Council Office, 66C High Street, Andover

Details of Attendance:
Cllr B Long (Chairman) (P)
Cllr A Cotter (Vice-Chairman) (P)
Cllr C Bartholomew (A) Cllr B Carpenter (P) Cllr C Ecclestone (P) Cllr L Gregori (P)
Cllr R Kidd (P) Cllr R Rowles (A)

Officers Present:
Wendy Coulter (Taking the Minutes)

Members of Public Present: 1
Members of the Press: 0

PC192/16	**Apologies** Apologies were received and accepted from Cllr R Rowles
PC193/16	**Declarations of Interest** Cllr B Long declared an Interest in Planning Application 16/03226/OUTN – 19 Newton Close, Andover.
PC194/16	**Minutes** The Minutes of the Planning Committee meeting held on Monday 9 January 2017 were signed as a correct record of the meeting. **RESOLVED: that the minutes of 30 January 2017 be approved and signed as a correct record by the Chairman.** **Members requested that the following comments for the Leisure Centre Planning Application be added to the comments:** Public Consultation on the proposed changes to the Leisure Centre should have been carried out prior to the Planning Application being submitted. None of the users of the facilities have so far been consulted.

	The Women's Gym, the Strength Gym and the current separated Spa Facilities are to be lost. There will be 200ft 2 less space once built. The proposed Spa facilities will open directly onto the swimming pools which is not acceptable. Lack of parking in the Magistrates Court Carpark, while construction takes place and residents will no longer be able to use the Lidle carpark as they did before Test Valley Borough Council acquired the magistrate's carpark. This will put additional pressure on the existing car parks close to the leisure centre. There will not be sufficient parking provided for users of the Leisure Centre once re-constructed.
PC195/16	**Public Participation** Mr N Long – Andover Resident Asked for clarification from the Clerk whether Town Council Members were allowed to discuss the minutes of the previous meeting. The Town Clerk responded that they were.
PC 196/16	**Planning Applications (Test Valley Borough Council)**

The following observations were made and submitted to the Planning Authority, Test Valley Borough Council:

5.1	16/03226/OUTN 03.01.2017 ANDOVER TOWN (MILLWAY)	Outline – Erection of dwelling and detached double garage	19 Newtown Close, Andover
	Cllr B Long declared an Interest in the Planning Application **Objection** **The proposed dwelling is overbearing.** **Concerned about the loss of trees from the site** **Concerned about the traffic access onto the site, particularly construction traffic** **The dwelling will be out of keeping with the local area.** A vote was taken, 4 objections, recorded that Cllr C Ecclestone did not object to the application.		
5.2	17/00099/RESN 19.01.2017 ANDOVER TOWN (ST MARYS)	Approval of appearance, layout, scale and landscaping, pursuant to condition 2 of Outline approval (15/00667/OUTN) for the erection of 25 residential dwellings with associated access, internal road, parking and landscaping.	Eldervale, 8A Ox Drove, Picket Piece
	Objection **Affordable housing has been placed in one area, which together with the neighbouring developments places 17 affordable properties in one area which is against policy.** **The parking area for Plot 1 is placed too far away from the property.** **There are only 3 visitor parking spaces provided which is against policy, 5 should be provided** **Is there sufficient open public space and play areas for these extra 25 houses in Picket Piece?**		

PC 197/16	**Decision Notices** The decision notices for Lists 1, 2 and 3 were noted.
PC198/16	**Street Naming** There were no street naming applications.
PC199/16	**Communications from TVBC** There were no communications from Test Valley Borough Council.
PC200/16	**Test Valley Borough Council – Northern Area Planning Committee** There were no representations to the Test Valley Borough Council Northern Area Planning Committee.
PC201/16	**Telecommunications Applications** There were no Telecommunication Applications to be considered.

PC202/16	**Communications from Hampshire County Council** Members noted that a pre-planning application notification had been circulated relating to Pilgrims Cross School. There were no objections and the link would be circulated to Members to make their own comments. Members further noted that there was a consultation regarding Rights of Way Clearance in the Hampshire Parishes. All Members were requested to submit their suggestions to the Town Clerk. It was suggested that it be delegated to the Assets & Amenities Committee to consider whether the Town Council could submit a bid to take on the contract for clearing the Rights of Way across Andover.
PC203/16	**Street Trading Licences** There were no Street Trading Licence applications.
PC204/16	**Items for consideration at the next meeting** It was noted that Planning Application 17/0043/OUTN – Plot 5, Andover Business Park, Pioneer Road, Andover, would be considered at the next meeting.
PC205/16	**Date of next meeting** The date of the next meeting was confirmed as Monday 13 February 2017 at 6pm, at the Town Council Offices**.**

The Chairman closed 7.20 pm

17/00005/FULLN 04.01.2017 ANDOVER TOWN (ALAMEIN)	Proposed front porch	54 Turin Court, Andover, SP10 5JZ,	Mrs Gallagher	Mr Luke Benjamin 30.01.2017	
Considered at previous meeting.					
16/03264/FULLN 03.01.2017 ANDOVER TOWN (ST MARYS)	Change of use to include D2 Leisure Use in addition to existing A1 Retail use (flexible use) and installation of 5 chiller units to rear elevation at ground floor level.	Unit 4, 160 New Street, Andover, SP10 1DT	Mr Richard Fitzgerald	Mrs Samantha Owen 03.02.2017	YES
Objection – The neighbouring restaurant has a condition to close at 11pm, which must be adhered to. **The 5 chiller units will impact on neighbouring properties.** **The Gym should not be open 24/7 as this will impact on residents.** **The lighting should not be on 24/7 as this will impact on residents.**					
17/00020/FULLN 05.01.2017 ANDOVER TOWN (ST MARYS)	Erection of oak frame garden room to rear elevation	Rockbourne , Walworth Road, Picket Piece, SP11 6LY	Mr And Mrs T Hunt	Mr Luke Benjamin 01.02.2017	
No objection					
17/00045/FULLN 09.01.2017 ANDOVER TOWN (ST MARYS)	Replace two existing roof lights on north east (side) elevation with one dormer window to create extra head height to bedroom	Hennings Studio , 10A Ox Drove, Picket Piece, SP11 6ND	Mr And Mrs Ponting	Mr Luke Benjamin 03.02.2017	
No objection					
17/00080/ADVN 12.01.2017 ANDOVER TOWN (ST MARYS)	1 no. non-illuminated fascia sign to the front elevation of Unit 4/5; 1 no. non-illuminated fascia sign to the rear fascia of Unit 4/5 and 1 no. non-illuminated fascia sign to the front fascia of Unit 12	Unit 10 And 11 Crown Way , West Way, Walworth Industrial Estate, Andover SP10 5LU	Miss Cristina Moreno, Incom Composite Engineering UK	Mr Luke Benjamin 07.02.2017	
No objection					
17/00001/FULLN 17.01.2017 ANDOVER TOWN (MILLWAY)	Single storey rear extension with pitched roof; replacement roof to existing side extension to incorporate with new pitched roof	24 Clarendon Avenue, Andover, SP10 2LX,	Mr And Mrs Christopher Campos	Mr Luke Benjamin 13.02.2017	

APPENDIX B

No objection provided there is no impact on neighbouring amenities.					
16/02609/FULLN 19.01.2017 ANDOVER TOWN (WINTON)	Change of use to cafe (Class A3) and installation of extract flue at rear	Unit 4, The Broadway, Western Road, Andover, Hampshire SP10 2JF	Mr Ricky Pledge	Mr Steven Banks 14.02.2017	
Objection **Concerned about the extraction flue having an adverse effect on neighbouring flats and residences.**					
16/02610/ADVN 19.01.2017 ANDOVER TOWN (WINTON)	Display of externally illuminated fascia sign	Unit 4, The Broadway, Western Road, Andover, Hampshire SP10 2JF	Mr Ricky Pledge	Mr Steven Banks 15.02.2017	
No objection					
17/00083/FULLN 16.01.2017 ANDOVER TOWN (WINTON)	Single storey rear extension	21 Pearman Drive, Andover, SP10 2SB,	Mr And Mrs Cook	Mr Luke Benjamin 13.02.2017	
No objection					
17/00142/CLPN	Application for proposed Certificate of Development for a proposed pagoda construction in rear garden.	Batchott, 16 Wolversdene Road, Andover			
No objection					

APPENDIX B

ANDOVER TOWN COUNCIL – PLANNING COMMITTEE AGENDA
13 FEBRUARY 2017

WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 4

Week Ending: 27th January 2017

17/00156/VARN 24.01.2017 ANDOVER TOWN (HARROWAY)	Removal of Conditions 10 and 15 of Planning Permission 12/02768/OUTN to remove conditions placed on distance between garages and the highway and retention of an access margin	Brackenbury, Eardley Avenue, Andover, Hampshire SP10 3NF	Mr Michael O'Brien, Perbury (Developments) Limited	Mr Craig Morrison 24.02.2017	
17/00130/FULLN 24.01.2017 ANDOVER TOWN (MILLWAY)	Two storey rear extension and alterations	2 Ash Tree Road, Andover, SP10 3BY,	Mr Hall	Mr Luke Benjamin 20.02.2017	
17/00198/FULLN 26.01.2017 ANDOVER TOWN (MILLWAY)	First floor extension over existing garage with ground floor extension to infill between garage and dwelling	12 Cedar Walk, Andover, SP10 3PH,	Mr And Mrs Watts	Mr Luke Benjamin 21.02.2017	
17/00038/VARN 25.01.2017 ANDOVER TOWN (ST MARYS)	Change material specification to slate roof covering (Variation of condition 2 and 3 of 15/01623/FULLN - Erection of five three bedroomed semi-detached and terraced houses (amended description))	17A And 18 Walworth Road, Picket Piece, Andover, Hampshire SP11 6LY	Mr S Smith	Miss Emma Jones 21.02.2017	YES
17/00097/FPN 25.01.2017 ANDOVER TOWN (ST MARYS)	Permanent extinguishment of established right of way between West Street and the entrance to the existing sports centre	Andover Leisure Centre, West Street, Andover, Hampshire SP10 1QP	Mr Martin Anderson	Mrs Laura McKay 21.02.2017	

APPENDIX B

17/00209/FULLN 27.01.2017 ANDOVER TOWN (ST MARYS)	Two storey side/front extension to provide additional living space and bedroom with dressing room and ensuite over (amended scheme)	Mirages, London Road, Andover Down, Andover Hampshire SP11 6LJ	Mr G Hooper	Mr Oliver Woolf 24.02.2017	
17/00142/CLPN 23.01.2017 ANDOVER TOWN (WINTON)	Application for Proposed Certificate of Development for a proposed pagoda construction in rear garden.	Batchcott, 16 Wolversdene Road, Andover, Hampshire SP10 2AY	Mr And Mrs Carr	Mrs Donna Dodd 18.02.2017	
Considered at previous Planning Meeting.					

WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 5

Week Ending: 3rd February 2017

17/00166/ADVN 30.01.2017 ANDOVER TOWN (HARROWAY)	Retrospective application to display external signage	Unit 1A , 132 Weyhill Road, Andover, SP10 3BE	Vets 4 Pets	Mr Luke Benjamin 23.02.2017	YES
17/00212/FULLN 30.01.2017 ANDOVER TOWN (MILLWAY)	Ground floor extension to south, east and west elevations	19 St Hubert Road, Andover, SP10 3QA,	Mr And Miss Livingstone And Byrne	Mr Luke Benjamin 23.02.2017	
17/00266/ADVN 02.02.2017 ANDOVER TOWN (MILLWAY)	Installation of replacement non-illuminated totem sign (Resubmission)	Andover Business Park, Andover, Hampshire, SP11 8BF	Goodman Real Estate UK Ltd	Mrs Laura McKay 01.03.2017	

APPENDIX B

Week Ending: 27th January 2017

APPENDIX C

ANDOVER TOWN COUNCIL
PLANNING COMMITTEE AGENDA 13 FEBRUARY 2017

MEMBERS' INFORMATION LIST
27/01/2017 (List No. 4)

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (ST MARYS)	16/00837/FULLN	25.04.2016	Development of a gas fired energy reserve facility and associated ancillary equipment and components, including the formation of an access onto Livingstone Road. - Plot 81A, Livingstone Road, Walworth Business Park	WITHDRAWN	23.01.2017

NORTHERN AREA TREE/HEDGEROW APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (WINTON)	16/02982/TPON	29.11.2016	G1- Crown raise to 5m above car park, crown clean and remove crossing branches on golf course car park side, reduce canopy on sycamore near road by up to 4m ensure 3m clearance above pavement and 5.5m over highway - 49 Winchester Road, Andover, Hampshire	CONSENT subject to conditions and notes	23.01.2017

TEST VALLEY BOROUGH COUNCIL - PLANNING AND BUILDING SERVICE

MEMBERS' INFORMATION LIST
03/02/2017 (List No. 5)

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (HARROWAY)	16/00872/RESN	11.04.2016	Reserved Matters application for details of 85 residential dwellings including layout, appearance, scale and landscaping of particular consideration (Details of 14/00061/OUTN) - Land At Goch Way, Andover, Hampshire	APPROVAL subject to conditions and notes	01.02.2017

ANDOVER TOWN (ST MARYS)	16/02567/ADVN	25.10.2016	1 no. internally illuminated letters and logo fascia sign; 1 no. non illuminated projecting sign; 1 no. non illuminated branch nameplate sign and 1 no. non illuminated opening hours sign - HSBC Bank PLC, 28 - 30 High Street, Andover	CONSENT subject to conditions and notes	31.01.2017
ANDOVER TOWN (ST MARYS)	16/03077/ADVN	08.12.2016	1 no. double sided totem sign; 4 no. pedestrian totem signs; 2 no. illuminated fascia signs; 2 no. concession panel signs - Sainsburys , Shepherds Spring Lane, Andover	CONSENT subject to conditions and notes	01.02.2017
ANDOVER TOWN (ST MARYS)	16/03086/TVBC3N	08.12.2016	Addition of free-standing steel arch with "Globe Yard" lettering - Globe Inn, 23 High Street, Andover	PERMISSION subject to conditions & notes	01.02.2017
ANDOVER TOWN (ST MARYS)	16/03087/ADVN	08.12.2016	Addition of free-standing steel arch with "Globe Yard" lettering - Globe Inn, 23 High Street, Andover	CONSENT subject to conditions and notes	01.02.2017
ANDOVER TOWN (ST MARYS)	16/03201/VARN	20.12.2016	Variation of conditions 02, 03, 04 and 05 of 16/01171/FULLN in respect of materials and landscaping (Erection of two dwellings with associated parking and turning space, access, landscaping and private amenity space; partial demolition of existing dwelling) - Conifers, 20A Walworth Road, Picket Piece, Andover	PERMISSION subject to conditions & notes	30.01.2017

NORTHERN AREA PLANNING APPLICATIONS REFUSED

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE	REASONS
ANDOVER TOWN (HARROWAY)	16/02732/FULLN	03.11.2016	Demolish existing B2 Industrial Unit and associated outbuildings and construct new B2 unit and two buildings comprising 20 flats with associated car parking, bike and bin store and amenity space. - 30 Hanson Road, Andover, SP10 3HL	REFUSE	30.01.2017	SEE BELOW

01. No evidence has been provided to show that the site has been marketed in accordance with Policy LE10 of the Test Valley Borough Revised Local Plan 2016 and as such it cannot be concluded that the site is no longer required for employment purposes. Therefore the proposal conflicts with Policy LE10 of the Test Valley Borough Revised Local Plan 2016.

02. The proposed siting and layout of the development results in a poor level of amenity for the future occupiers of the development in terms of the outlook from the habitable windows on the southern elevation of Building Two which would result in a poor living environment for the occupiers of these flats. The layout also results in poor levels of private amenity space for future occupiers throughout the scheme with close proximity to car parking areas, lack of defensible space between amenity areas and ground floor windows and overlooking from pedestrians using Hanson Road. This would thereby conflict with Policies E1 and LHW4 of the Test Valley Borough Revised Local Plan 2016.

03. No information with regard to internal noise levels of the proposed flats has been provided and neither has an assessment of the operation of the MOT Supercentre on the amenity of local residents been carried out. Furthermore nor have the potential land contamination risks of this site have not been adequately assessed. It cannot be concluded that the proposed development would not have a detrimental impact on the existing residents of the area and the future occupiers of the proposed flats in terms of noise and land contamination and the proposal is therefore not in accordance with Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan 2016.

04. In the absence of a Legal Agreement to secure the proposed affordable housing the proposal fails to comply with Policy COM7 of the Test Valley Borough Revised Local Plan 2017 and the Affordable Housing Supplementary Planning Document.

NEW APPEALS

PARISH/WARD	APPLIC. NO.	PROPOSAL	LOCATION
ANDOVER TOWN (ST MARYS)	16/01611/FULLN	New single pedestrian gate position with new fence adjacent and new fence above existing wall	21 London Road, Andover Down, SP11 6LJ

APPEAL DECISIONS

PARISH/WARD	APPLIC. NO.	PROPOSAL	LOCATION	OFFICER RECOMMENDATION	COMMITTEE DECISION	INSPECTORATE DECISION	DECISION DATE
ANDOVER TOWN (ST MARYS)	16/00342/FULLN	Single storey rear extension (retrospective)	16A Bridge Street, Andover, Hampshire	REFUSE	Delegated Decision	Allowed	02.02.2017