



# Planning Committee Minutes

Time and date

6.00pm on Monday **30 September 2024**

Place

The Lights, Andover

---

## Councillors Present:

Arrival time noted if after meeting start

Cllr L Gregori (Chairman) ✓

Cllr J Cockaday ✓

Cllr S Hardstaff ✓

Cllr R Kidd x

Cllr H Neate ✓

Cllr J Sangster x

## Officers Present:

Michelle Young

## Members of the Public:

0

## TVBC/HCC Councillors:

Apologies received from Councillor Z Brooks

## Members of the Press:

0

---

## PUBLIC SESSION *(The discussion below is a short summary and is not recorded word for word.)*

**PC 361/09/24** There were no Members of the Public present at the meeting.

## APOLOGIES FOR ABSENCE

**PC 362/09/24** Apologies were received from Councillor R Kidd.

## DECLARATIONS OF INTEREST

**PC 363/09/24** There were no Declarations of Interest in relation to any item on the agenda.

## MINUTES OF PREVIOUS MEETING

**PC 364/09/24** Amendments were requested to be made to the previous Minutes of 9 September 2024:

1. Public Session - line 2 – Add in “Catfe”
2. App 24/01715/FULLN – 1<sup>st</sup> objection line – change AHOP to Air Sourced Heat Pump

It was proposed by Councillor H Neate and seconded by Councillor S Hardstaff and **RESOLVED: Unanimously**, that the Minutes of the Planning Committee meeting held on Monday 9 September 2024, with amendments, be signed by the Chairman as a correct record. **Action: Deputy RFO**

## PLANNING APPLICATIONS FOR CONSIDERATION BY COMMITTEE

**PC 365/09/24** Members considered and made observations on Andover Town Planning Applications on Test Valley Borough Council weekly lists of 36, 37 & 38.

These minutes are published in draft pending approval at the next Committee meeting.

<a href="#">24/01581/OBLN</a> (DOWNLANDS)	Modification of planning obligation on 10/00242/OUTN - Amendment of Clause 7.1.5 of Schedule 7 to enter a deed of variation to amend the mortgagee exclusion clause	<b>Land At Picket Piece, Ox Drove</b>
<b>No objection</b>		
<a href="#">24/02052/RESN</a> (DOWNLANDS)	Application for the approval of reserved matters (layout, scale, appearance, and landscaping) pursuant to Outline Planning Permission 24/00194/OUTN for the demolition of existing structures, site preparation and erection of up to 32 dwellings	<b>Valley View Business Park, Walworth Road</b>
<b>Objection:</b>		
	<ul style="list-style-type: none"> <li>• <b>The affordable housing mix from online section 106 agreement, has been changed</b></li> <li>• <b>Nitrate Neutrality has not been addressed</b></li> <li>• <b>No details on future proofing, i.e., provision of heat pumps, electric charging points, solar panels and availability of green space.</b></li> <li>• <b>Support the Arboriculturist's condition</b></li> <li>• <b>No mention of Swift Bricks being utilised in the plans</b></li> </ul>	
<a href="#">24/01928/FULLN</a> (MILLWAY)	Erection of single storey rear extension, including patio door and flat roof skylight	<b>23 Hibiscus Crescent</b>
<b>No objection</b>		
<a href="#">24/02051/FULLN</a> (MILLWAY)	Single storey front extension, garage conversion including bricking up and installation of window	<b>71 Gallaghers Mead</b>
<b>No objection - Comment: Disappointed to see that work had commenced prior to permission being granted</b>		
<a href="#">24/02037/FULLN</a> (ST MARYS)	Regularise demolition of listed building, and replace with two-storey building comprising 2 apartments	<b>Anton Laundry, 24 Marlborough Street</b>
<b>Objection:</b>		
	<ul style="list-style-type: none"> <li>• <b>Agreed with Hampshire Highway Authority comments regarding the insufficient information provided to make any informed comments. The site layout plan appears to be a small extract and a larger site layout plan is required that illustrates the full site layout within the red line.</b></li> <li>• <b>Agreed with the Conservation report regarding the first-floor sash windows being increased in size to be more in keeping with the historic building.</b></li> <li>• <b>HCC Archaeology condition needs to be regularised.</b></li> <li>• <b>Welcome desire to replicate original design.</b></li> </ul>	
<a href="#">24/02038/LBWN</a> (ST MARYS)	Regularise demolition of listed building, and replace with two-storey building comprising 2 apartments	<b>Anton Laundry, 24 Marlborough Street</b>
<b>Objection:</b>		
	<ul style="list-style-type: none"> <li>• <b>Agreed with Hampshire Highway Authority comments regarding the insufficient information provided to make any informed comments. The site layout plan appears to be a small extract and a larger site layout plan is required that illustrates the full site layout within the red line.</b></li> <li>• <b>Agreed with the Conservation report regarding the first-floor sash windows being increased in size to be more in keeping with the historic building.</b></li> <li>• <b>HCC Archaeology condition needs to be regularised.</b></li> <li>• <b>Welcome desire to replicate original design.</b></li> </ul>	
<a href="#">24/02043/ADV N</a> (ST MARYS)	New fascia sign to front of building and change to small sign on pillar	<b>45 High Street</b>
<b>No objection</b>		
<a href="#">24/02065/FULLN</a> (WINTON)	K Render in sterling off-white to all elevations of property	<b>52 Leigh Road</b>
<b>No objection</b>		

These minutes are published in draft pending approval at the next Committee meeting.

<a href="#">24/01970/LBWN</a> (MILLWAY)	Installation of a centrifugal fan to the internal bathroom ceiling with a small external roof vent	<b>16 The Cloisters, Junction Road</b>
<b>Comment: Agreed in principle, however, consideration needs to be given to the Ecologist's report, which stated the application had been submitted without any supporting ecological information and will involve works within a loft space and/ or roof area.</b>		
<a href="#">24/02078/TPON</a> (MILLWAY)	Replacement fence near TPO.210	<b>22 The Avenue</b>
<b>Refer to Arboriculturist for clarification of necessary works.</b>		
<a href="#">24/02117/FULLN</a> (WINTON)	Single storey rear extension	<b>13 Wolversdene Road</b>
<b>No objection</b>		
<a href="#">24/01779/FULLN</a> (DOWNLANDS)	Installation of air source heat pump and enclosure	<b>Picket Twenty Community Centre, Picket Twenty Way</b>
<b>No objection</b>		
<a href="#">24/02122/TPON</a> (MILLWAY)	30596 - Sever climbing plant to all trees, Coppice/re-coppice all under wires along Weyhill and Ivy band 30547 False Acacia - Lift canopy to 4m over footpath and road; 30541 Wild Cherry - Lift canopy to 4m over road 30564 Lime - Localised crown reduction up to 2m reduce back to previous cuts 1 x stem only; 30568 Sycamore - Sever climbing plant; 30572 Holly - Sever climbing plant x 2	<b>Car Park at Beech Hurst</b>
<b>Refer to Arboriculturist for clarification of necessary works.</b>		
<a href="#">24/01631/FULLN</a> (HARROWAY)	Full planning application to comprise of demolition of the existing buildings and construction of 39 homes with bin/cycle stores, associated parking, access, and landscaping on the north side of Greenwich Way. Outline planning permission with all matters reserved for the construction of a commercial building (use class E(g) and/or B8) and car parking on the south side of Greenwich Way	<b>Aster Communities, Testway House, Greenwich Way</b>
<b>Objection:</b>		
<ul style="list-style-type: none"> <li>• <b>Agreed with the concerns raised within the Environmental Health Team's report over noise levels, particularly the use of industrial warehouse units, which could potentially conflict with a residential area.</b></li> <li>• <b>Welcome sustainable environmental elements such as MVHR, PV panels and Air Sourced Heat Pumps, but needs to be included for all homes. Note the commitment to EVs.</b></li> <li>• <b>Better clarity required on parking.</b></li> </ul>		
<a href="#">24/02139/TPON</a> (MILLWAY)	T1 - Black Pine - Fell	<b>35 Bishops Way</b>
<b>Refer to Arboriculturist for clarification of necessary works.</b>		
<a href="#">24/02160/OBLN</a> (DOWNLANDS)	Modification of planning obligation on 19/01485/FULLN - Amend the mortgagee in possession (MIP) clause at Paragraph 8.5 of Schedule 1 Part 7 to ensure the affordable housing units can be charged at market value subject to tenancy (MVST), amend the exclusions clause to make specific reference to a tenant who has exercised a preserved right to buy	<b>Land At Picket Piece, Ox Drove</b>
<b>No objection</b>		
<a href="#">24/02187/TPON</a> (WINTON)	(T1) Lime - Crown raise to a height of up to 5m back to main stems and lateral branches	<b>Tyhurst Place, Winchester Road</b>
<b>Refer to Arboriculturist for clarification of necessary works.</b>		

These minutes are published in draft pending approval at the next Committee meeting.

[24/02196/FULLN](#)  
(HARROWAY)

Change of use from dwelling C3 and part business B1(now E Class use) to care home C2

**Walker House, 103 Charlton Road**

**No objection**

[24/02195/FULLN](#)  
(ST MARYS)

Two storey rear and side extension

**305 Vigo Road**

**No objection**

[24/02169/PDHN](#)  
(WINTON)

Application to determine if prior approval is required for a proposed single storey flat roof rear extension with bi-fold doors across rear elevation and glazed roof lantern (length from rear wall of original dwellinghouse 3.9 metres, height 3.6 metres, height to eaves 2.90 metres)

**158 Old Winton Road**

**No objection**

[24/02164/PDMAN](#)  
(ST MARYS)

Application to determine if prior approval is required for a proposed change of use from commercial, business and service from Class E (Offices) to Class C3 (Residential) to provide 46 dwellings

**Hambleden House, Waterloo Court**

**Objection:**

- **Concerns of an increase in traffic flow.**
- **Insufficient parking spaces.**
- **No details on noise insulation present.**
- **Nitrate Neutrality has not been addressed.**
- **No details on future proofing, i.e., provision of heat pumps, electric charging points, solar panels and availability of green space.**
- **No Officer reports relating ecology and environmental present within the available documents.**

## **DECISION NOTICES**

**PC 366/09/24**

The Decision Notices Lists 36, 37 & 38 were noted.

## **STREET TRADING**

**PC 367/09/24**

Members considered a response to a [Street Trading Licence](#) Renewal application from: **My Amazing Fantasy**, 2 The Broadway, Andover, SP10 2JF.  
Committee's Comment: **No objection**

## **PAVEMENT LICENCE**

**PC 368/09/24**

Members considered a response to a [Pavement Licence](#) Renewal application from: **Grilled Cheese Café**, 4 Bridge Street, Andover, SP10 1BH  
Committee's Comment: **No objection**

## **SIDs DEVICE POSITIONING LIST**

**PC 369/09/24**

Members **noted** the latest Device Positioning List. The following requests were made:

- Site no.11 be updated to show that Charlton Road had now been successfully added to the SIDs rota.
- An update on the order and installation of extension posts to Enevero, for Anton Road and Picket Piece.

**Action: Deputy Clerk**

## **QUESTIONS FOR OTHER AUTHORITIES**

**PC 370/09/24**

There were no questions raised in the meeting.

These minutes are published in draft pending approval at the next Committee meeting.

The Chairman provided a verbal update to the Members on previous issues raised as follows:

A letter had been sent to Simon Finch, Head of Planning and Building at TVBC, regarding Tree Protection Orders and a publicly available list. Mr Finch had expressed support and would investigate the practicalities of this. On the changes to the Local Plan, the NPPF and the increased housing allocation, the Chairman had spoken to CE TVBC and appropriate Officers, after an excellent presentation and Q&A session, at the latest Test Valley APTC event. The plan now is that the parishes would receive a written brief and an online presentation.

**NEXT MEETING**

**PC 371/09/24**

Members noted the date of the next meeting: **Monday, 21 October 2024** to be held at **The Lights, Andover, starting at 6.00pm.**

**PC 372/09/24**

The Chairman closed the meeting at **6.53pm.**

DRAFT