Planning Committee Minutes

Time and date	6.00pm on Monday **1 June 2026**
Place	Andover Community Engage, Andover

Councillors Present:			Arrival time noted if after meeting start					
Cllr L Gregori (Chairman)	**P**		Cllr J Cockaday (Vice Chairman)	**P**		Cllr T Burley	**P**	
Cllr J Goodwin	**P**		Cllr A Horsnell	**P**		Cllr R Kidd	**P**	6:09pm
Cllr G Walters	**P**							

Officers Present:	Tor Warburton (Town Clerk), Leah Walsh (Committee Officer)

Members of the Public:	13
TVBC/HCC Councilors:	1
Members of the Press:	0

PUBLIC SESSION (*The discussion below is a short summary and is not recorded word for word.)*	
PC 001/06/26	Three members of the public spoke against application 26/00954/FULLN.
APOLOGIES FOR ABSENCE	
PC 002/06/26	There were no apologies received.
DECLARATIONS OF INTEREST	
PC 003/06/26	There were no Declaration of Interests received from the Members present at the meeting.
MINUTES OF PREVIOUS MEETING	
PC 004/06/26	It was proposed by Councillor A Horsnell and seconded by Councillor G Walters and **RESOLVED: Unanimously**, that the Minutes of the Planning Committee meeting held on Monday 11 May 2026, be signed by the Chairman as a correct record.
PLANNING APPLICATIONS FOR CONSIDERATION BY COMMITTEE	
PC 005/06/26	Members considered and made observations on Andover Town Planning Applications on Test Valley Borough Council weekly lists of 19, 20 & 21.

5.1 26/00867/CLPN (ST MARYS)	Application for a lawful development certificate for proposed garden outbuilding for use as home office/salon	**10 Pen Close**
Withdrawn		
5.2 26/00960/FULLN (DOWNLANDS)	Installation of 34 solar panels on three of the roof sections	**Inseto U K Ltd, Unit 25, Focus 303 Business Centre, Focus Way**
No Objection		

DRAFT

5.3 26/00943/FULLN (WINTON)	Installation of 2 rolling metal shutters	**Unit 3, The Broadway, Western Road**

No Objection, but would like to know why this is not listed as retrospective as the shutters are already in place

5.4 26/00963/OUTN (ST MARYS)	Outline - Sever land and erect terrace of 7 houses with parking and car port, with all matters reserved (except for access and layout)	**Strathmore Veterinary Clinic , 6 London Road**

Objection

Overdevelopment of the Site

The proposed scheme represents an overdevelopment of the area, resulting in a scale and density that is out of keeping with the character of the surrounding locality. The intensity of the development would place undue pressure on existing infrastructure and diminish the amenity of neighbouring properties.

Insufficient Parking Provision

The application does not adequately provide for parking needs associated with the development. The shortfall in on-site parking is likely to lead to overspill parking on surrounding streets, exacerbating existing pressures and adversely affecting highway safety and residential amenity.

Impact on Highway Safety and Traffic Movement

The development is expected to generate a noticeable increase in vehicular movements. In particular, the additional traffic would worsen existing congestion and safety concerns at the nearby junction, which already experiences peak-time pressures. This raises significant concerns regarding highway capacity and the safety of both motorists and pedestrians.

5.5 26/00974/FULLN (HARROWAY)	Alterations to fenestration incorporating new glazed entrance curtain walling, insertion of additional windows, change of cladding colour with new facade signage. Relocation of entrance/exit gates to facilitate additional visitor parking, landscaping to main entrance area	**QA Distribution Andover Ltd, Unit A, Plot 4**

No Objection

5.6 26/00954/FULLN (MILLWAY)	Change of use and conversion of existing dwelling to provide specialist residential accommodation for up to five adults with learning disabilities and support needs, together with associated communal facilities, staff accommodation and parking (Use Class C2).	**Garden House , 2 Croye Close**

Objection

Insufficient Parking Provision

The proposal fails to demonstrate that adequate on-site parking is provided to meet the needs of the development. This is likely to result in overspill parking onto surrounding roads, increasing pressure on already limited parking capacity and giving rise to highway safety concerns, obstruction, and inconvenience to existing residents.

Inadequate Traffic Management and Control

The application does not include sufficient detail regarding traffic management or mitigation measures. The absence of a clear strategy to control vehicle movements raises concerns about increased congestion, particularly in an area already sensitive to additional traffic. This has the potential to adversely affect both vehicular flow and pedestrian safety.

Impact on the Character of the Area

The proposed use and associated activity do not appear to be in keeping with the established character and appearance of the surrounding area. The level of activity, vehicle movements, and potential intensity of use would be harmful to the amenity and residential nature of the locality.

Lack of Clarity Regarding Operational Model

The application does not sufficiently define the intended use or operating model of the development. In particular, there is no clear information regarding the nature of the clients or users of the premises. This is a

DRAFT

critical omission, as different user groups can have markedly different impacts on parking demand, traffic generation, and local amenity.

- **Potential Safety Concerns**

  Without clarity on the type of use and client base, it is not possible to properly assess potential safety implications for the surrounding community. The absence of this information prevents a full and informed evaluation of the proposal's effects on public safety and residential amenity.

5.7 26/00929/FULLN (ST MARYS)	Erection of a single storey rear extension	**16 Sheep Fair**

No Objection

5.8 26/01006/CLPN (DOWNLANDS)	Certificate of proposed lawful development to station one further caravan within the site	**Harewood Park, London Road**

Objection

- **Loss of Parking and Existing Deficiency**

The proposal to site a caravan within the existing car park will result in a direct loss of parking spaces. This is particularly concerning given that parking provision at the site is already insufficient to meet current demand.

- **Overdevelopment of the Site**

The introduction of additional built form in the form of a caravan within an already constrained site represents overdevelopment. The cumulative impact of intensifying the use of the site, without corresponding increases in infrastructure capacity, would be detrimental to the functionality and sustainability of the area.

- **Strain on Local Infrastructure and Services**

The proposal fails to demonstrate how essential services will be adequately accommodated. The increased intensity of use will inevitably place additional pressure on local infrastructure, including foul drainage/sewage systems and waste management (refuse and recycling storage and collection). There is no clear evidence that these services have the capacity to accommodate the additional demand without adverse impacts.

5.9 26/00704/FULLN (WINTON)	Installation of 8 Solar PV	**North Wing Wessex Chambers, South Street**

No Objection

5.10 26/01017/FULLN (MILLWAY)	Enlargement of existing single-storey rear extension with installation of 1 no. rooflight	**25 Bishops Way**

No Objection

5.11 26/01001/FULLN (MILLWAY)	Extension of existing B8 Building by adding 20m (W) by 35m (L) 700 sqm (Gross External Area) same width, eaves and ridge height, materials to match existing with additional drainage, and concrete hardstanding	**Golf Car UK, Unit 8, Pioneer Road**

No Objection

5.12 26/01000/PDMAN (ST MARYS)	Application to determine if prior approval is required for a proposed change of use of first and second floor commercial space (commercial, business and service (Use Class E)) to five flats (C3)	**38 - 40 High Street**

Objection

Andover Town Council recognises that this submission seeks a determination as to whether a full planning application is required. However, due to the lack of sufficient detail provided, it is not possible to properly assess the nature, scale, and impact of the proposal.

DRAFT

Andover Town Council therefore considers that the information submitted is inadequate to support such a determination and advises that a full planning application, supported by comprehensive and detailed documentation, should be submitted to enable proper consideration of the proposal and its potential impacts**.**

5.13 26/01045/FULLN (DOWNLANDS)	Change use of dwelling to specialist residential accommodation and associated communal facilities for up to five adults, addition of ground floor window and reorganisation of parking area	**Ridge House, Walworth Road**

Objection

Inconsistencies within Supporting Documentation

The submitted documents contain inconsistencies and a lack of clarity, which makes it difficult to fully understand the scope and impacts of the proposal. This undermines confidence in the accuracy of the application and prevents a robust and informed assessment.

Absence of a Construction Management Plan

No Construction Management Plan has been provided. Given the nature of the proposal, such a plan is essential to demonstrate how construction impacts—such as traffic movements, site access, working hours, noise, and dust—will be managed to mitigate disruption to local residents and the highway network.

Insufficient Parking Provision

The application fails to provide adequate parking to meet the needs of the development. This is likely to exacerbate existing parking pressures in the area, leading to overspill parking, obstruction, and increased highway safety risks.

Impact on the Character of the Area

The proposal does not appear to be in keeping with the established character and appearance of the surrounding area. The scale, form, or intensity of use risks harming the visual amenity and overall character of the locality.

Inadequate Traffic Control and Management

There is insufficient detail regarding how traffic associated with the development will be managed. The lack of appropriate traffic control measures raises concerns about increased congestion and potential risks to both pedestrian and vehicular safety.

Lack of Information on Nature of Clients/Users

The application does not provide sufficient information regarding the nature of the clients or users of the development. This is a significant omission, as different user groups can generate varying levels of traffic and parking demand. Without this detail, it is not possible to accurately assess the likely transport impacts or the adequacy of the proposed arrangements. Furthermore, this lack of clarity raises potential safety concerns for both site users and the surrounding community.

5.14 26/00887/CLPN (ROMANS)	Application for lawful development certificate for proposed single storey rear extension	**4 Rhodes Square**

Comment

The submitted paperwork appears pre-emptive, and the signed statements do not reference 4 Rhodes Square, calling into question their relevance and reliability in support of this application.

5.15 26/01061/FULLN (MILLWAY)	Demolish existing single storey side utility and detached garage and replace with single storey side and front extension	**Southmead Cottage , 12 Mead Hedges**

No Objection

5.16 26/00927/FULLN (MILLWAY)	Single storey, enclosed front porch and wrap around WC	**32 Ash Tree Road**

No Objection

5.17 26/01073/FULLN (HARROWAY)	Proposed replacement solid conservatory roof to existing rear conservatory	**3 Orchard Road**

DRAFT

No Objection		
5.18 26/01066/FULLN (WINTON)	Rear outhouse to be removed and erection of a single storey rear extension, and replacement solid roof to conservatory	**42 Winchester Road**
No Objection		
DECISION NOTICES		
PC 006/06/26	The decision notices TVBC Lists 19, 20 & 21 were noted.	
SIDs DATA		
PC 007/06/26	Members noted the SID Data report.	
SIDS DEVICE POSITIONING LIST		
PC 008/06/26	Members noted the latest Device Positioning List.	
QUESTIONS FOR OTHER AUTHORITIES		
PC 009/06/26	There were no questions raised for Hampshire County Council or Test Valley Borough Council.	
NEXT MEETING		
PC 010/06/26	Members noted the date of the next meeting: **Monday, 22 June 2026 to** be held at **Andover Community Engage**, **Andover, at 6.00pm.**	
MEETING CLOSURE		
PC 011/06/26	The Chairman closed the meeting at **7.23pm.**	

DRAFT