

ANDOVER TOWN COUNCIL

Planning Committee Agenda

Monday 17 July 2023



To the Members of the Planning Committee:

Cllr J Sangster (Chairman), Cllr T Gregory (Vice Chairman), Cllr J Cockaday, Cllr L Gregori, Cllr R Hughes, Cllr R Kidd and Cllr H Neate (copies to all other Members of Andover Town Council).

You are hereby summoned to attend a **Planning Committee Meeting** to be held at **The Lights, Andover on Monday 17 July 2023 at 6.00pm** when it is proposed to transact the following business: -

G Foster

Gail Foster

Town Clerk

12 July 2023

ANDOVER TOWN COUNCIL

Planning Committee Agenda

Monday 17 July 2023



MEMBERS OF THE PUBLIC ARE WELCOME TO ALL MEETINGS: In line with Andover Town Council's "Recording at Meetings" Policy, Members and the public are requested to note that this meeting will be recorded by the Council and may also be subject to the recording by members of the public.

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Item 1: Apologies for Absence

To **receive** any apologies for absence.

Item 2: Declarations of Interest

To **note** any declarations of interest relevant to the planning applications to be considered.

Item 3: Minutes of Previous Meeting

To **agree** the Minutes of the Planning Committee meeting held on Monday 26 June 2023 - attached at **Appendix A (Page 8)**

Item 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 may be given in the meeting and recorded in the minutes 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.

Item 5: Planning Applications for Consideration by Committee

To **consider** and **make observations on** Andover Planning Applications from Test Valley Borough Council weekly Lists of 25, 26 & 27

List 27 had not been published at the time of going to print. Once available it can be viewed at:

www.testvalley.gov.uk

5.1	23/01616/FULLN 26/06/2023 ANDOVER TOWN (DOWNLANDS)	Erection of 25 dwellings; with associated car parking, turning, public open space, landscaping, private amenity space and improvements to existing vehicular access to Walworth Road.	Land To the North of Walworth Road, Picket Piece, Andover
5.2	23/01629/CLPN 27/06/2023 ANDOVER TOWN (HAROWAY)	Certificate of proposed lawful development for a single storey rear extension	12 Verden Way, Andover, Hampshire
5.3	23/01646/FULLN 28/06/2023 ANDOVER TOWN (WINTON)	Two storey rear extension, install window and front dormer	6 Heath Vale, Andover, Hampshire, SP10 2AE
5.4	23/01619/FULLN 28/06/2023 ANDOVER TOWN (ROMANS)	Installation of an air source heat pump (retrospective)	23 Copper Box Close, Andover, Hampshire, SP11 6YA

5.5	23/01645/FULLN 29/06/2023 ANDOVER TOWN (HARROWAY)	Use of building for light industrial, general industrial and storage & distribution uses - Classes E(g)(iii), B2 and B8 of the Town & Country Planning Use Classes Order 1987 (as amended)	Muirhead Aerospace Ltd, Plot 5, East Portway, Portway Business Park
5.6	23/01669/FULLN 30/06/2023 ANDOVER TOWN (ROMANS)	Replacement of summer house	Lesleys Cottage, Finkley Road, Finkley, Andover
5.7	23/01683/CLPN 04/07/2023 ANDOVER TOWN (DOWNLANDS)	Application for lawful development certificate for proposed dormer loft conversion	Northwood, 9 London Road, Andover Down
5.8	23/01682/FULLN 04/07/2023 ANDOVER TOWN (WINTON)	Front porch and rear dormer	7 Leigh Road, Andover, Hampshire, SP10 2AS
5.9	23/01696/FULLN 04/07/2023 ANDOVER TOWN (ROMANS)	Replace conservatory roof and frames with solid roof and upvc glazing	2 Mallard Close, Andover, Hampshire, SP10 5PE
5.10	23/01663/FULLN 04/07/2023 ANDOVER TOWN (DOWNLANDS)	Single storey rear extension to form bedroom with ensuite	27 Levy Close, Andover, Hampshire, SP11 6TG
5.11	23/01697/FULLN 05/07/2023 ANDOVER TOWN (MILLWAY)	Single storey rear extension and porch to side	8 The Link, Andover, Hampshire, SP10 3BX
5.12	23/01655/FULLN 05/07/2023 ANDOVER TOWN (DOWNLANDS)	Two storey rear extension	3 London Road, Andover Down, Andover, Hampshire
5.13	23/01656/FULLN 05/07/2023 ANDOVER TOWN (DOWNLANDS)	Demolish outbuildings and erect home gym and storage building	3 London Road, Andover Down, Andover, Hampshire
5.14	23/01727/TPON 06/07/2023 ANDOVER TOWN (WINTON)	T1 - Maple - Reduce back to boundary by up to 2m	Kambia, Western Road, Andover
5.15	23/01723/REJN 07/07/2023 ANDOVER TOWN (DOWNLANDS)	Application to determine if prior approval is required for a proposed installation of photovoltaic (PV) solar panels to the roof of buildings	R Twining and Co Ltd, Plots 49 And 62, South Way

5.16	23/01737/FULLN 07/07/2023 ANDOVER TOWN (ST MARYS)	First floor side extension	331 Vigo Road, Andover, Hampshire, SP10 1LD
5.17	23/01736/FULLN 07/07/2023 ANDOVER TOWN (MILLWAY)	Change of use of ground floor from dental surgery to provide 2 ground floor flats, alterations to fenestration	Smile Arts Studio PVT Ltd, 31 Junction Road, Andover, Hampshire
5.18	23/01778/TPON 11/07/2023 ANDOVER TOWN (ST MARYS)	TPO.TVBC.226 - T1 - Branches encroaching building reduced by 3m and uplifted by 4m.	Tesco Stores Ltd, River Way, Andover

Item 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 25, 26 & 27 - attached at **Appendix B (Page 13)** List 27 had not been published at the time of going to print. Once available it can be viewed at www.Testvalley.gov.uk.

Item 7: Planning Committee Terms of Reference

To **consider** and **approve** Terms of Reference for Planning Committee – attached at **Appendix C (Page 16)**

Item 8: SIDs

To **consider** a request for an additional location for a Speed Indicator Device (SID) to be placed.
(Emailed to Members on 12.07.2023)

Item 9: Street Naming

To **consider** any notifications received from Test Valley Borough Council

Item 10: Communications from Test Valley Borough Council

To **consider and make observations** on any notifications received from Test Valley Borough Council.

Appeal Notice - **22/03215/FULLN** has been sent to the Secretary of State and will be heard on 4 October 2023.

- Demolition of outbuilding, and erection of two dwellings with associated parking and access from Micheldever Road at 21B Wolversdene Road, Andover, Hampshire, SP10 2AY.

Committee's previous response in meeting of 23 January 2023: **Objection**

- **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.**

- **Overdevelopment.**
- **Concerns over loss of trees and potential damage to other trees in the area.**

To **note** Appeal Notice – **22/01188/FULLN** Churchill Retirement Living, has been withdrawn.

Item 11: 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 any further comment and or representation from the Town Council.

The following 2 applications will be considered at the NAPC on 20 July 2023:

23/01373/ADV N – Display of 1 non-illuminated fascia sign at A Plan Insurance, 7 Bridge Street, Andover, Hampshire.

Committee’s previous response in meeting of 5 June 2023: **No objection**

22/01992/FULLN – Erection of 102 dwellings and 350 sqm Class E retail convenience store and sub-station, including access, parking, public open space, landscaping, drainage and associated earthworks at Land West, Finkley Farm Road, Andover, Hampshire.

Committee’s previous response in meeting of 22 August 2022: **Objection**

- **Over development of the site**
- **Nitrate Neutrality has not been addressed**
- **No details on future proofing, i.e., provision of air heat pumps, electric charging points, solar panels and availability of green space.**

Item 12: Communications from Hampshire County Council

To **consider** any notifications received from Hampshire County Council.

Item 13: Street Trading Licences

To **consider** any applications for Street Trading Licences received.

Item 14: Questions to Hampshire County Council and Test Valley Borough Council

To **receive** any questions from Planning Committee for Hampshire County Council and Test Valley Borough Council regarding updates on on-going projects.

Item 15: Works Programme

Members to **consider** a Programme of Works at **Appendix D (Page 18)**

Item 16: Date of the next Meeting

Members are requested to **note** the date of the next meeting: **Monday, 7 August 2023** at **The Lights, Andover, stating at 6.00pm.**

Minutes of Planning Committee

Time and date

6.02pm on Monday, 26 June 2023

Place

The Lights, Andover

Details of Attendance:

Cllr J Sangster (Chairman) (P) (Arrived at 6.06pm), Cllr T Gregory (Vice Chairman) (P) (Arrived at 6.04pm), Cllr J Cockaday (P), Cllr L Gregori (P), Cllr R Hughes (P), Cllr R Kidd (A) and Cllr H Neate (P)

Officers Present:

Michelle Young (Committee Officer) (Taking the notes)

Members of the Public: 5

Members of the Press: 0

In the absence of the Chairman (Councillor J Sangster) and Vice Chairman (Councillor T Gregory) the Members nominated Councillor R Hughes as Chairman, for the Planning Committee Meeting of 26 June 2023, with an unanimous vote.

PC 018/06/23 Apologies for Absence

There were no apologies received at the meeting.

PC 019/06/23 Declarations of Interest

There were no Declarations of Interest in relation to any item on the agenda.

PC 020/06/23 Minutes of Previous Meeting

It was proposed by Councillor J Cockaday and seconded by Councillor H Neate and **RESOLVED: Unanimously**, that the Minutes of the Planning Committee meeting held on Monday 5 June 2023, be signed by the Chairman as a correct record.

PC 021/06/23 Public Participation

There were no comments received from Members of the Public present at the meeting.

PC 022/06/23 Planning Applications for Consideration by Committee

Members considered and made observations on Andover Town Planning Applications on Test Valley Borough Council weekly lists of 22, 23 & 24.

23/01440/OUTN 07/06/2023 ANDOVER TOWN (DOWNLANDS)	Outline planning application for the erection of 3 self/custom-build dwellings, with access from Ox Drove	Land Adjacent To, Andreena, Ox Drove, Picket Piece
Objection:		
<ul style="list-style-type: none"> • Nitrate Neutrality measures have not been addressed. • No details on future proofing, i.e., provision of green spaces, electric charging points. • Lack of information on the environmental impact.i.e., drainage systems. • Concerns regarding ongoing management of traffic calming issues, with the increase in number of speeding vehicles on a narrow road. 		
23/01359/OBLN 08/06/2023 ANDOVER TOWN (ROMANS)	Modification of planning obligation on 15/00729/FULLN - Modification of mortgage exclusion clause (Schedule 2, clause 6a) in respect of affordable housing provision	1-12 (inclusive), 14-21 (inclusive) And Commercial Premises 1-4 (inclusive) Portway House, East Anton Farm Road, Andover
No objection		
23/01366/FULLN 31/05/2023 ANDOVER TOWN (WINTON)	Change of use from A3 & A5 use (Class E) to Sui Generis. We propose to use as a small cat cafe, serving hot & cold drinks & snack foods to people to consume in the company of cats.	2 Winchester Street, Andover, Hampshire
No objection		
23/01367/ADV N 31/05/2023 ANDOVER TOWN (WINTON)	Large wooden shop front sign to fit within the existing recess in the front of the property. Painted white with "Andover Catfe" lettering in black & Catfe Cat & Coffee Cup logo	2 Winchester Street, Andover, Hampshire
No objection (Councillor T Gregory joined the meeting at 6.04pm)		
23/01368/LBWN 31/05/2023 ANDOVER TOWN (WINTON)	Replacement shopfront sign, installation of 2 internal partition walls and 3 internal doors to create private area for cats, hallway and double door entry	2 Winchester Street, Andover, Hampshire
No objection (Councillor J Sangster joined the meeting at 6.06pm and Councillor R Hughes handed the meeting over to him to chair.)		
23/01412/OUTN 05/06/2023 ANDOVER TOWN (DOWNLANDS)	Outline planning application for the erection of 2 self/custom-build bungalows, with vehicular access from Ox Drove	Land Rear Of, Longacre, Ox Drove, Picket Piece
Objection:		
<ul style="list-style-type: none"> • Concerns regarding the safe vehicular access onto and off the main road. • No details on future proofing, i.e., provision of green spaces, electric charging points or solar panels. • Concerns regarding ongoing management of traffic calming issues, with the increase in number of speeding vehicles on a narrow road. 		

23/01413/LBWN 05/06/2023 ANDOVER TOWN (MILLWAY)	Proposal to install a wall-mounted automated external defibrillator (AED) unit in a high visibility robust cabinet, connected to a mains 240v supply and also incorporating a 120 - 240v AC powered heater and internal LED lighting	Andover Railway Station, Station Approach, Andover
No objection		
23/01431/FULLN 13/06/23 ANDOVER TOWN (WINTON)	Single storey rear extension	19 Millstream Close, Andover, Hampshire, SP10 2NB
No objection		
23/01446/CLPN 14/06/2023 ANDOVER TOWN (ST MARYS)	Certificate of proposed lawful development to confirm that Planning permission 14/00245/FULLN 28 apartments (comprising 14 1 bed and 14 2-bed units) can be lawfully completed and thereafter be lawfully occupied as residential dwellings in accordance with the approved plans	Former Anton Laundry, 24 Marlborough Street, Andover
Objection: <ul style="list-style-type: none"> • No details on future proofing, i.e., provision of green spaces, electric charging points or solar panels. • Nitrate Neutrality measures have not been addressed. • Is there any affordable housing included? • Concerns regarding the future of the 2 remaining buildings on the land. The application papers do not specify whether the plans include them or not. 		
23/01444/ADV N 14/06/2023 ANDOVER TOWN (HARROWAY)	Replacement internally illuminated fascia signage to front and side elevation	Unit 1A, 132 Weyhill Road, Andover
Objection: <ul style="list-style-type: none"> • No details regarding the hours in which the internal fascia will be illuminated, in the planning application. • Concerns regarding the effect the sign will have on the opposite households. 		
23/01344/FULLN 19/06/2023 ANDOVER TOWN (ROMANS)	Construction of a two-bay garage	11 Yarn Walk, Roving Close, Andover, Hampshire
No objection		
23/01593/TPON 21/06/2023 ANDOVER TOWN (MILLWAY)	Sgl_30442- Beech - Fell	48 Denning Mead, Andover, Hampshire

No objection based on a one-to-one replacement tree being planted.		
23/01596/TPON 21/06/2023 ANDOVER TOWN (ST MARYS)	T1 - Sycamore - Crown reduce by up to 2.5m and remove branch indicated on photo	21 Winton Chase, Andover, Hampshire
No objection		
23/01011/FULLN 21/06/2023 ANDOVER TOWN (ROMANS)	Erection of 2 no. annexe bungalows within the existing Ravenna Lodge Care Home with shared amenities including car parking and cycle parking	Ravenna Lodge, East Anton Farm Road, Andover, Hampshire
No objection - comment:		
<ul style="list-style-type: none"> • Has the nitrate neutrality been accounted for? 		
23/01558/FULLN 22/06/2023 ANDOVER TOWN (ROMANS)	Change of use of land to open space including a landscaping scheme	Land At East Anton, Smannell Road, Smannell, Hampshire
No objection		
23/01561/FULLN 22/06/2023 ANDOVER TOWN (ROMANS)	Installation of orangery to rear of property	12 Trueman Square, Andover, Hampshire, SP10 5DZ
No objection		
23/01554/CLEN 23/06/2023 ANDOVER TOWN (DOWNLANDS)	Certificate of lawful existing use for the use of Picket Piece House as a single dwelling house	Picket Piece House, Walworth Road, Picket Piece
No objection		

PC 023/06/23 Decision Notices

The Decision notices for Lists of 22, 23 & 24 were noted.

PC 024/06/23 Street Naming

There were no Street Naming notifications received.

PC 025/06/23 Communications from Test Valley Borough Council

Members noted the following Notices:

Appeal Decision Notice: **21/00678/FULLN** – Dismissed.

PC 026/06/23 Test Valley Borough Council – Northern Area Planning Committee (NAPC)

There were no communications received from the Northern Area Planning Committee (NAPC).

PC 027/06/23 Communications from Hampshire County Council

There were no communications received from Hampshire County Council.

PC 028/06/23 Street Trading Licences

Application Trading Name: **NEM Catering T/A Nidge's Artisan Pizza**

Committee's Comment: No objection, however, advertisement signage should not be put out in advance of being at the respective locations.

PC 029/06/23 Questions to Hampshire County Council and Test Valley Borough Council

There were no questions raised by the Members of the Planning Committee.

PC 030/06/23 Works Programme

Members considered a Programme of Works.

The following items were requested to be added:

- SIDs – Identifying future locations

PC 031/06/23 Date of Next Meeting

Members noted the date of the next meeting: **Monday, 17 July 2023 at The Lights, Andover, starting at 6.00pm.**

The meeting closed at 6.42pm.

CHAIRMAN DATE

ANDOVER TOWN COUNCIL – PLANNING COMMITTEE AGENDA

MEMBERS' INFORMATION LIST

23/06/2023 (List No. 25)

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (HARROWAY)	23/01210/FULLN	11.05.2023	Single storey rear extension, front porch extension and removal of second storey window. - 28 Andeferas Road, Andover, Hampshire	PERMISSION subject to conditions & notes	22.06.2023
ANDOVER TOWN (MILLWAY)	20/00499/NMA1	09.05.2023	Relocation and addition of external louvre, relocation of doors, flues, gas meter and the hardstanding around the substation. Provision of Mansafe roof system, PV Panel layout on roof, reinforced concrete slab within work yard and additional air filtration unit. Change office bay window, size and orientation of air filtration slab and creation of hedge to screen external seating area Amendment to Planning Permission 20/00499/FULLN - Unit 1 (Plot 3), Pioneer Road,	APPROVAL of Non-Material Amendment	20.06.2023

			Andover Business Park		
ANDOVER TOWN (ST MARYS)	18/02584/OUTN	02.10.2018	Outline planning application (with all matters reserved) for erection of residential dwellings, landscaping, public open space, and associated infrastructure, access from Picket Twenty Way and from Phase 4 of the approved Picket Twenty new community and Picket Twenty Extension, pedestrian access to London Road - Land At Picket Twenty, Picket Twenty, Andover	Finally Disposed Of	19.06.2023
ANDOVER TOWN (ST MARYS)	22/01422/FULLN	08.07.2022	Erection of rear extensions over ground floor to create 5 flats, rebuilding of chimney, repair windows and re-render exterior - 6 And 6A Bridge Street, Andover, Hampshire	PERMISSION subject to conditions & notes	20.06.2023
ANDOVER TOWN (ST MARYS)	22/01423/LBWN	08.07.2022	Erection of rear extensions over ground floor to create 5 flats, rebuilding of chimney, repair windows and re-render exterior - 6 And 6A Bridge Street, Andover, Hampshire	CONSENT subject to conditions and notes	20.06.2023
ANDOVER TOWN (ST MARYS)	23/01163/FULLN	04.05.2023	Erection of two storey rear/side	WITHDRAWN	19.06.2023

			extension and enlarge front drive - 8 Sidmouth Road, Andover, Hampshire		
ANDOVER TOWN (WINTON)	23/01201/CLPN	10.05.2023	Certificate of proposed lawful development for a single storey rear extension - 20 Redbridge Drive, Andover, Hampshire	ISSUE CERTIFICATE	19.06.2023
ANDOVER TOWN (WINTON)	23/01225/FULLN	11.05.2023	Single storey side extension - 10 Willow Grove, Andover, Hampshire	PERMISSION subject to conditions & notes	23.06.2023
ANDOVER TOWN (WINTON)	23/01226/FULLN	11.05.2023	Single storey rear and side extension - 24 Watermills Close, Andover, Hampshire	PERMISSION subject to conditions & notes	23.06.2023

MEMBERS' INFORMATION LIST

30/06/2023 (List No. 26)

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (HARROWAY)	23/01181/FULLN	09.05.2023	Single storey side/rear extension - 64 Charlton Road, Andover, Hampshire	PERMISSION subject to conditions & notes	26.06.2023



ANDOVER TOWN COUNCIL PLANNING COMMITTEE

TERMS OF REFERENCE

Structure and Quorum:

The Committee will comprise of up to 9 Elected Members, and shall appoint a Chairman and Vice-Chairman **annually**.

The quorum of the Committee shall be Three (3)

Responsibility:

1. To make observations on all planning applications and planning issues for the Andover area, including Development Briefs, Local Plans, Structure Plans and Development Control and to make site visits where necessary.
2. To have delegated authority to carry out the following:
 - a) To consider all planning applications **and telecommunication proposals** submitted to Andover Town Council by Test Valley Borough Council and Hampshire County Council and comment thereon within the prescribed time limits and make observations in consultation with the adopted Local Plans.
 - b) To monitor the future social, community and cultural implications of residential development.
 - c) To consider the implications of local and strategic plans and comment thereon within the prescribed time limits.
 - d) To represent the views of the Town Council at planning appeals and representation to Test Valley Borough Council regarding planning and development matters and encourage consultation with the Planning Authority and developers where appropriate.
 - e) To inform the community of Andover on major planning issues and to encourage participation in decision making.
 - f) To ~~have delegated authority to~~ (repetition) exercise the Town Council's statutory right to be notified of planning applications.
 - g) ~~To make observations on all planning applications notified by the Planning Authorities. (Repetition of 2a)~~
 - h) ~~To make observations on all telecommunication proposals received by Andover Town Council.~~
 - i) ~~To submit the Council's observations to the relevant planning authorities. (repetition of 2a)~~
 - j) To hear preliminary proposals for development within Andover **without making comment until the applications have been formally submitted.**
 - k) To represent the Council at Development Forums and Planning Authority Site Visits and Planning Committee Meetings.
 - l) To consider the environmental impact of planning proposals in Andover and adjacent parishes.
 - m) To respond, **after consultation with Full Council**, to any consultations or matters on traffic and transport affecting the Town Council area.
 - n) To respond, **after consultation with Full Council**, to any consultations or matters on Minerals affecting the Town Council area.

o) To refer any of the above matters to Full Council for debate and decision. The Planning Committee may only express the approved views and observations of the Planning Committee or Council.

3. Subject to the approval of the full Council, the Committee may co-opt additional non-councillor members up to a maximum of 3. Such co-opted members would not have voting rights.
4. Representation at Outside Bodies may be undertaken by delegated Elected Members or Officers of Andover Town Council.

Appendix D: Committee Work Programme

D

PLANNING WORK PROGRAMME: July 2023

Date of Meeting	ITEM	Requested by	Purpose of Item
17 July 2023	<ul style="list-style-type: none">• Additional SID locations• Planning Committee - Terms of Reference		