

ANDOVER TOWN COUNCIL

Planning Observations

Monday 10 May 2021



The Members of the Planning Committee are invited to attend an informal online meeting to make OBSERVATIONS on Planning Applications for the Andover area to be submitted to the Planning Authority, Test Valley Borough Council by the Town Clerk.

The Members of the Planning Committee are:

Cllr C Ecclestone (Chairman), Cllr B Long (Vice Chairman), Cllr D Coole, Cllr L Gregori, Cllr R Hughes and Cllr R Meyer (copies to all other Members of Andover Town Council).

The informal meeting will be held **Virtually via Zoom on Monday 10 May 2021 at 6.00 pm** when the following Planning Applications will be considered: -

Wendy R Coulter

5 May 2021

Please note the Zoom Meeting Joining Instructions below:

<https://zoom.us/j/93816300892?pwd=N0x0VHJGNdGpZ1VZaUtaRnRCZmpYZz09>

Meeting ID: 938 1630 0892

Passcode: 991605

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.

Item 1: Apologies for Absence

To **note** 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: 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 4: Planning Applications for Consideration by Committee

To **consider and make observations on** Andover Planning Applications from Test Valley Borough Council weekly Lists of 15, 16 & 17.

List 17 has not been published at the time of going to print. Once available it can be viewed at www.testvalley.gov.uk

5.1	21/01015/FULLN 12.04.2021 ANDOVER TOWN (DOWNLANDS)	Two storey side extension and balcony at rear	Mirages, London Road, Andover Down, Andover Hampshire SP11 6LJ
5.2	21/01092/FULLN 13.04.2021 ANDOVER TOWN (DOWNLANDS)	Single storey rear extension	1 Dexter Court, Plum Tree Corner , Ox Drove, Picket Piece, SP11 6ND
5.3	21/01101/ADV 14.04.2021 ANDOVER TOWN (DOWNLANDS)	Display of 2 externally illuminated fascia signs, 5 window vinyls, and 3 poster cases	Shop, Locksbridge Road, Picket Piece, Andover SP11 6WL
5.4	21/01100/FULLN 12.04.2021 ANDOVER TOWN (HARROWAY)	Demolition of existing garage and erection of two storey side extension to form replacement garage and cloakroom with additional bedroom and ensuite	26 Ward Close, Andover, Hampshire, SP10 3TB

5.5	21/01027/FULLN 16.04.2021 ANDOVER TOWN (WINTON)	Change of use of rear section of ground floor from Class E Commercial (was Class A2) use to residential use for 8 no. flats (6 no. 1-bed flats and 2 no. 2-bed flats)	Crown Building, 6 - 8 London Street, Andover, Hampshire SP10 2PA
5.6	21/00856/FULLN 22.04.2021 ANDOVER TOWN (DOWNLANDS)	Single storey extension above garage and store to front elevation to create master bedroom with dressing room and en-suite	Applecross , 5A Walworth Road, Picket Piece, SP11 6LU
5.7	21/01170/FULLN 21.04.2021 ANDOVER TOWN (DOWNLANDS)	Rear extension of industrial building, install smoker shelter, cycle shelter and erection of temporary storage building for up to five years	Scientific Management International (UK), North Way, Walworth Business Park, Andover Hampshire SP10 5AZ
5.8	21/00415/FULLN 22.04.2021 ANDOVER TOWN (HARROWAY)	Change of use from D2 Personal training and fitness to B1 Light Industrial, B2 General Industrial and B8 Storage and Distribution	Unit 1 Parnell Court, East Portway, Portway Business Park, Andover Hampshire SP10 3LX
5.9	21/01175/FULLN 20.04.2021 ANDOVER TOWN (ROMANS)	Erection of conservatory at rear	7 Arena Close, Andover, SP11 6YD,
5.10	21/01179/FULLN 20.04.2021 ANDOVER TOWN (ROMANS)	Single storey front extension	45 Venice Court, Andover, SP10 5JH,
5.11	21/01186/FULLN 21.04.2021 ANDOVER TOWN (ST MARYS)	Erection of conservatory at rear	19 Granada Place, Andover, SP10 1LB,
5.12	21/01233/FULLN 27.04.2021 ANDOVER TOWN (DOWNLANDS)	Car park extension, landscaping and associated works	Plot 36 , Walworth Road, Walworth Industrial Estate, Andover
5.13	21/01232/FULLN 27.04.2021 ANDOVER TOWN (WINTON)	Single storey rear extension to form enlarged kitchen and family room and entrance porch to front elevation	41 Wellesley Road, Andover, Hampshire, SP10 2HF
5.14	21/01277/FULLN 30.04.2021 ANDOVER TOWN (MILLWAY)	Single storey rear extension to provide enlarged kitchen/dining area and utility room	41 Rooksbury Road, Andover, SP10 2LP
5.15	21/01240/FULLN 04.05.2021	Garage conversion to provide office, utility and store and single storey rear extension to provide dining area	19 Altona Gardens, Andover, Hampshire

	ANDOVER TOWN (HARROWAY)		
5.16	21/01281/FULLN 04.05.2021 ANDOVER TOWN (HARROWAY)	Installation of one condenser unit	284 Weyhill Road, Andover, Hampshire,

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 15, 16 & 17 attached at **Appendix A**.

List 17 had not been published at the time of going to print. Once available it can be viewed at www.Testvalley.gov.uk.

Item 7: Charter Stone/Celebration

To note that an invitation was sent to all Councillors to join the Charter Stone/Celebration Working Group. The following Members have expressed an interest: Cllr B Long, Cllr L Gregori, Cllr R Hughes.

Item 8: Tables and Chairs Licence

To **consider and make observations** on 2 Table and Chairs Licence applications as follows:

Costa Coffee, 48 High Street, Andover SP10 1NF – area to the front of the premises

A renewal of the existing licence and seeks exactly the same location and hours as now i.e. hours requested are 0800 to 1900 daily. There is no paperwork from the applicant regarding this application. Any comments or observations concerning the application must be submitted in writing or via email by no later than 17 May 2021 – Site Plan attached at **Appendix B**.

John Russell Fox, 10 High Street, Andover SP10 1NY – area to the front of the premises in the High Street

A renewal of the existing licence for the siting of tables and chairs as per the attached drawing i.e. area to the front of the premises in the High Street. Please note that the application requests a repeat of the existing hours of 0700 to 2300 Monday to Saturday and 0800 to 2300 Sunday. Comments or observations concerning the application must be submitted in writing or via email by no later than 13 May 2021 – Site Plan attached at **Appendix C**.

Item 9: Street Naming

To **consider and make observations** on 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.

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.

Item 12: Communications from Hampshire County Council

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

Item 13: Street Trading Licences

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

Item 14: Works Programme

Members to **consider** a Programme of Works at **Appendix D**.

Item 15: Date of the next Meeting

Members are requested to **note** the date of the next meeting: **Tuesday 1 June 2021 venue to be confirmed, starting at 6.00pm.**

Appendix A: Members Information List 15 & 16

A

MEMBERS' INFORMATION LIST

16/04/2021 (List No.15)

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (HARROWAY)	21/00494/FULLN	16.02.2021	First floor extension to provide additional office space - Plot 9 Macadam Way, Portway Business Park, Andover	PERMISSION subject to conditions & notes	13.04.2021
ANDOVER TOWN (HARROWAY)	21/00605/FULLN	26.02.2021	Single storey rear extension - Bariah , 43 The Drove, Andover	PERMISSION subject to conditions & notes	13.04.2021
ANDOVER TOWN (MILLWAY)	21/00468/FULLN	15.02.2021	Single storey side and rear extension - 25 The Ramparts, Andover, SP10 2UL	PERMISSION subject to conditions & notes	12.04.2021
ANDOVER TOWN (MILLWAY)	21/00473/FULLN	15.02.2021	Proposed single storey attached garage - 14 The Avenue, Andover, SP10 3EL	PERMISSION subject to conditions & notes	12.04.2021
ANDOVER TOWN (MILLWAY)	21/00553/FULLN	26.02.2021	Single storey rear extension to form utility, enlarged Kitchen and family room - 25 Denning Mead, Andover, SP10 3LG	PERMISSION subject to conditions & notes	16.04.2021
ANDOVER TOWN (ROMANS)	21/00443/FULLN	16.02.2021	Erection of front porch and rear conservatory - 1 Copper Box Close, Andover, SP11 6YA	PERMISSION subject to conditions & notes	13.04.2021
ANDOVER TOWN (ST MARYS)	21/00501/ADV N	17.02.2021	Display of 2 internally illuminated fascia signs - Enham Arch Retail Park, Unit 4 , Newbury Road, Andover	CONSENT subject to conditions and notes	14.04.2021
ANDOVER TOWN (ST MARYS)	21/00544/REJN	19.02.2021	Renewable energy Prior Notification to install roof mounted solar PV panels with system capacity of 164kWp, including all associated ancillary infrastructure - The Winton School, London Road, Andover	PRIOR APPROVAL NOT REQUIRED	13.04.2021

LOCAL INQUIRIES/HEARINGS

PARISH/WARD	APPLIC. NO.	PROPOSAL	LOCATION
ANDOVER TOWN (Downlands)	19/02332/FULLN	"Residential development of 64 no. dwellings, associated landscaping, amenity areas, and access from Walworth Road, Land North Of 11 Walworth Road, Picket Piece, Andover"	Hearing -8th June 2021 10.00 am Conference Room 1, Beech Hurst
ANDOVER TOWN (Downlands)	20/02970/FULLN	"Demolition of No 3 Walworth Road for the erection of 35 dwellings, landscaping and access off Walworth Road, 3 Walworth Road Picket Piece, SP11 6LU"	Hearing -8th June 2021 10.00 am Conference Room 1, Beech Hurst

MEMBERS' INFORMATION LIST**23/04/2021 (List No.16)**

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (HARROWAY)	20/02269/FULLN	01.12.2020	Single storey rear extension, new window, and internal alterations - 17 Burnhams Close, Andover, Hampshire	PERMISSION subject to conditions & notes	23.04.2021
ANDOVER TOWN (HARROWAY)	21/00475/ADV N	24.02.2021	Display of 1 internally illuminated shop fascia sign, 1 internally illuminated shop sign, 1 non-illuminated charging bay sign, 1 non-illuminated entrance sign, and 1 non-illuminated direction sign - 280 Weyhill Road, Andover, SP10 3LS	CONSENT subject to conditions and notes	21.04.2021
ANDOVER TOWN (MILLWAY)	21/00618/FULLN	01.03.2021	Installation of air conditioning compressor unit and associated conduit (Retrospective) - 37 Denning Mead, Andover, SP10 3LG	PERMISSION subject to conditions & notes	22.04.2021
ANDOVER TOWN (MILLWAY)	21/00781/FULLN	15.03.2021	Remove conservatory and construct single storey rear extension, install bi-fold doors to rear elevation, change windows at first floor from white to grey UPVC - 9 Hibiscus Crescent, Andover, SP10 3WE	PERMISSION subject to conditions & notes	20.04.2021

ANDOVER TOWN (ROMANS)	21/00194/CLPN	18.02.2021	Application for a lawful development certificate for proposed - single storey orangery to rear of house in brick - 32 Cheviot Road, Andover, Hampshire	ISSUE CERTIFICATE	21.04.2021
ANDOVER TOWN (WINTON)	21/00602/PDHN	12.03.2021	Notification of proposed works to a dwelling - Single storey rear extension (length from rear wall of original dwellinghouse 5 metres, height 2.7 metres, height to eaves 2.7 metres) - 5 Mead Close, Andover, Hampshire	PRIOR APPROVAL NOT REQUIRED	23.04.2021
ANDOVER TOWN (WINTON)	21/00697/FULLN	08.03.2021	Two storey side and rear extension, single storey side extension and detached double garage with accommodation over. Erection of entrance gates - 21 Salisbury Road, Andover, SP10 2JJ	WITHDRAWN	19.04.2021
ANDOVER TOWN (WINTON)	21/00731/FULLN	09.03.2021	Two storey side extension to provide further bedroom on first floor and extended lounge and utility/WC on ground floor - 7 Watermills Close, Andover, SP10 2ND	WITHDRAWN	21.04.2021

NORTHERN AREA PLANNING APPLICATIONS REFUSED

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE	REASONS
ANDOVER TOWN (DOWNLANDS)	21/00160 /FULLN	18.01.2021	Residential development of 64 no. dwellings, associated landscaping, amenity areas and a means of access from Walworth Road - Land North Of 11 Walworth Road, Picket Piece, SP11 6LU	REFUSE	19.04.2021	SEE BELOW

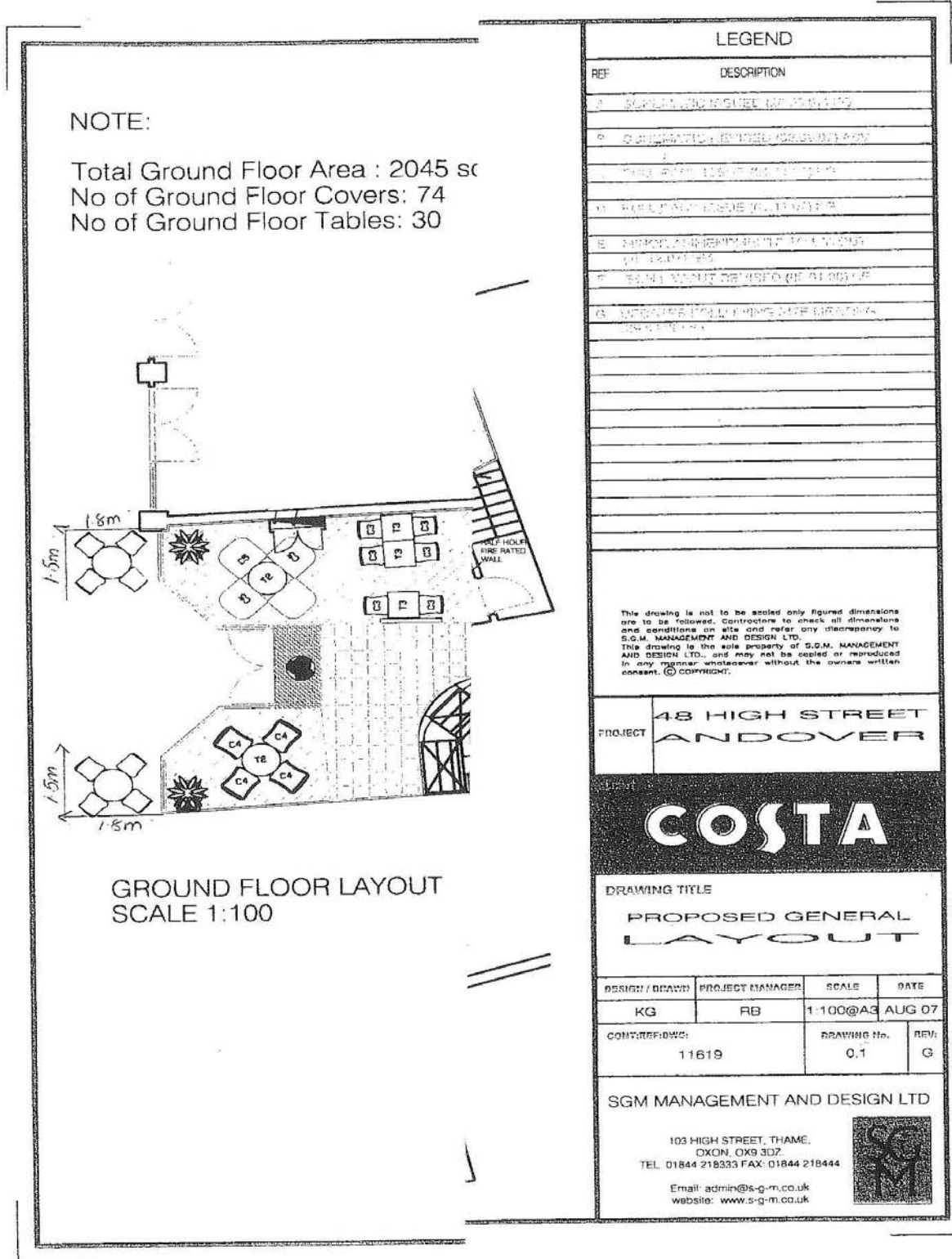
01. The proposed development would be partly sited within the new neighbourhood at Picket Piece, as allocated and defined by policy COM6 and Map E of the Test Valley Borough Revised Local Plan 2016, where the principle of the provision of dwellings and associated facilities is considered to be acceptable. However, part of the site would be located within the countryside, outside the boundaries of any settlements and the allocated new neighbourhood at Picket Piece. There are no policies within the Test Valley Borough Revised Local Plan 2016 that set out that this part of the proposed development would be appropriate in the countryside, and it is not considered that it is essential

for part of the development as proposed to be located in the countryside. The proposed development is contrary to policy COM2 of the Test Valley Borough Revised Local Plan 2016.

02. The layout, appearance, scale, materials and building styles of the proposed development would result in a form of development that would not be of a high quality in terms of design and local distinctiveness. The proposed development would not integrate, respect or complement the semi-rural character of the area, or improve the character, function and quality of the area. The proposed development is contrary to policy E1 of the Test Valley Borough Revised Local Plan (2016).
03. The proposed development has not been designed or located to ensure that the health and future retention of important landscape features would not be prejudiced, or that existing and proposed landscaping and landscape features could be accommodated within the site that would enable the proposed development to positively integrate into the landscape character of the area. The arrangements for the long term management and maintenance of existing and proposed landscaping have also not been secured. The proposed development is contrary to policies COM6 and E2 of the Test Valley Borough Revised Local Plan (2016).
04. The proposed internal road layout, including in relation to the layout and location of car parking spaces, and the provision of appropriate links to potential future developments to the east, would not be safe, functional or accessible for all users. The proposed development would be contrary to policy T1 of the Test Valley Borough Revised Local Plan (2016).
05. The proposed car parking provision within the site, including visitor car parking, has not been well designed and appropriately located so as to be convenient to users. The proposed development is contrary to policy T2 of the Test Valley Borough Revised Local Plan (2016).
06. The submitted drainage strategy contains insufficient information to demonstrate that the proposals would adequately manage surface water run off so as not to result in a risk of flooding at the site or elsewhere, and the proposed development would fail to comply with Policy E7 of the Test Valley Borough Revised Local Plan (2016).
07. The proposed development would result in the net loss of biodiversity at the site, particularly in respect of grassland habitats including a colony of pyramidal orchids, slow worm, dormice and bats, with no satisfactory justification or suitable mitigation measures being provided. The proposed development would also not deliver any biodiversity net gains. The proposed development would not conserve, restore, or enhance biodiversity, and would not satisfy the three tests required to be considered in respect of protected species and the requirements of the Conservation of Habitats and Species Regulations (as amended). The proposed development would fail to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
08. Insufficient information has been provided with the application to demonstrate that the proposal can achieve nutrient neutrality. As such, it cannot be concluded that the proposal will not result in a likely harmful significant effect on the internationally designated nature conservation sites in the Solent, in accordance with the requirements of the Conservation of Habitats and Species Regulations and as advised within guidance from Natural England. As such, the proposal fails to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
09. The proposed development does not provide for the privacy and amenity of its occupants and those of neighbouring properties, does not provide for private open space which is appropriate for the needs of the residents, and would reduce the levels of daylight and sunlight reaching new properties and their private open space to below acceptable levels. The proposed development is contrary to policy LHW4 of the Test Valley Borough Revised Local Plan (2016).
10. In the absence of evidence to the contrary, the proposed development would be likely to result in unacceptable noise impacts from the existing railway line to the north, the Walworth Road highway to the south, and the area of teenage play within the site, that would impact adversely on the amenity of the future occupants of the site. The proposal is contrary to policy E8 of the Test Valley Borough Revised Local Plan 2016.
11. In the absence of a legal agreement to secure improvements to local highway infrastructure and the provision of a financial contribution towards pedestrian improvements along Walworth Road, the proposal would result in an additional burden on the local highway and transport infrastructure serving the area. This impact has not been mitigated by the agreement to undertake works to the highway or to provide a contribution in lieu of such works.

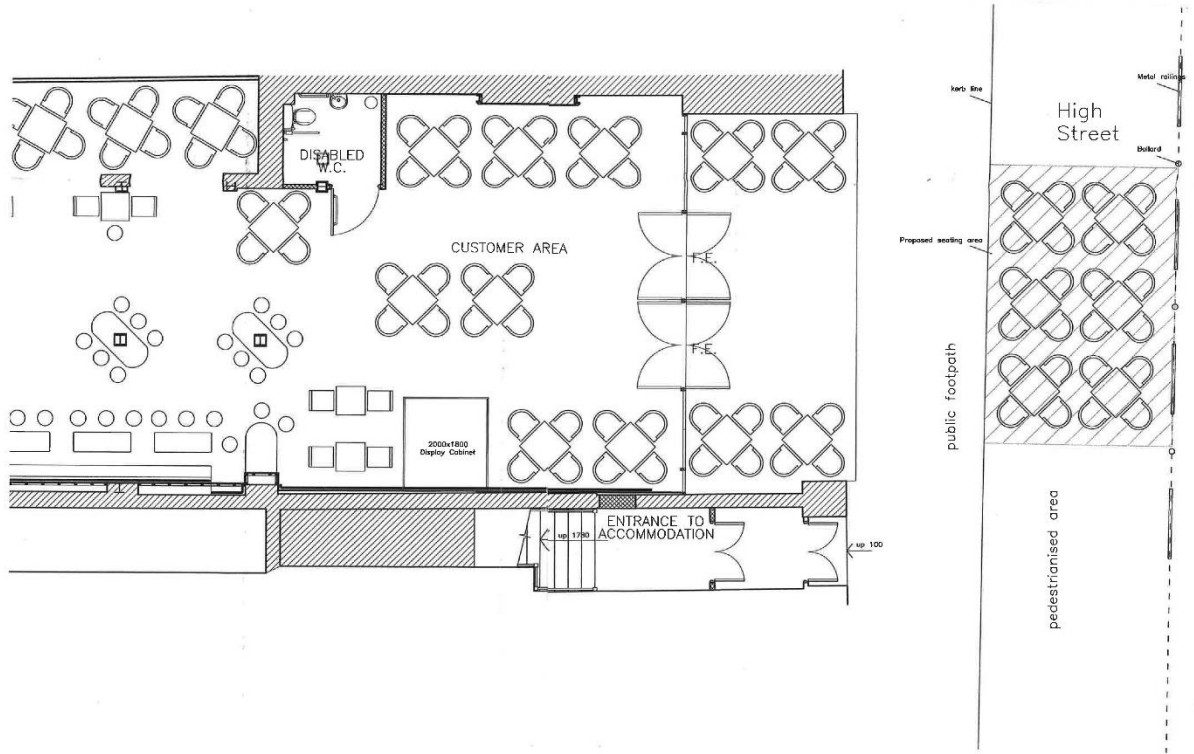
The proposal is contrary to policies COM6, COM15 and T1 of the Test Valley Borough Revised Local Plan 2016 and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).

12. In the absence of a legal agreement to secure the provision of a financial contribution towards off-site public open space provision, specifically the enhancement/improvement/extension of existing Outdoor Sports Facilities at Picket Piece and the vicinity, the proposed development fails to provide sufficient public open space required to serve the needs of the future population. The proposal would therefore result in unnecessary additional burden being placed on existing public open space provision adversely affecting the function and quality of these facilities, to the overall detriment of the area and users of the open space. The proposal is contrary to policies COM6 and LHW1 of the Test Valley Borough Revised Local Plan (2016), and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).
13. It has not been demonstrated that the proposed on site public open space provision would be sufficient to meet the needs of the occupants of the proposed development or that of the adjacent approved and potential future developments to the west of the site in respect of the amount and type being provided, or that it would be laid out or equipped to a high standard, and no arrangements for its long term maintenance have been made. The proposal would be contrary to policies COM6 and LHW1 of the Test Valley Borough Revised Local Plan (2016).
14. In the absence of a legal agreement to secure the provision of a financial contribution towards improvements to the Picket Piece Village Hall, the proposed development fails to provide sufficient community facilities required to serve the needs of the future population. The proposal will therefore result in unnecessary additional burden being placed on existing community facilities. The proposal is contrary to policies COM6 and COM15 of the Test Valley Borough Revised Local Plan (2016), and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).
15. In the absence of a legal agreement to secure the provision of a financial contribution towards the expansion of secondary school provision in the locality, including at Winton Community Academy, the proposed development fails to provide sufficient educational provision required to serve the needs of the future population. The proposal will therefore result in unnecessary additional burden being placed on existing educational provision. The proposal is contrary to policies COM6 and COM15 of the Test Valley Borough Revised Local Plan (2016), and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).
16. In the absence of a legal agreement to secure the provision of and financial contribution towards on and off site new affordable housing, including their subsequent retention in perpetuity to occupation by households in housing need and ensuring that the units are dispersed throughout the development and meet local need in terms of the size, type and tenure of the units, the proposal is contrary to policies COM6 and COM7 of the Test Valley Borough Revised Local Plan (2016) and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).
17. The layout and design of the proposed development would not deliver a safe environment or reduce opportunities for crime and anti-social behaviour. The proposal is contrary to policy CS1 of the Test Valley Borough Revised Local Plan 2016.



Appendix C: John Russel Fox Site Plan

C



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Appendix D: Work Programme

D

PLANNING WORK PROGRAMME: February 2021

Date of Meeting	ITEM	Requested by	Purpose of Item
10 May 2021	Update on SID's Report	Planning Committee	
1 June 2021			
21 June 2021			
12 July 2021			
2 August 2021			
23 August 2021			
13 September 2021	Consideration of Planning Committee Budget for 2022/2023		
4 October 2021			
25 October 2021			
15 November 2021	Final consideration of Planning Committee Budget for 2022/2023		
6 December 2021			