



# ANDOVER TOWN COUNCIL

## Planning Committee Agenda

Tuesday 29 August 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 Tuesday 29 August 2023 at 6.00pm** when it is proposed to transact the following business: -

*G Foster*

Gail Foster

**Town Clerk**

23 August 2023



# ANDOVER TOWN COUNCIL

## Planning Committee Agenda

Tuesday 29 August 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 7 August 2023 - attached at **Appendix A (Page 7)**

## 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 31, 32 & 33

List 33 had not been published at the time of going to print. Once available it can be viewed at:

[www.testvalley.gov.uk](http://www.testvalley.gov.uk)

5.1	<a href="#">23/02034/FULLN</a> 08/08/2023 ANDOVER TOWN (MILLWAY)	Demolish conservatory, erect single storey rear extension with glazed lantern to roof and wood burner flue to rear elevation (revised scheme)	59 The Crescent, Andover, Hampshire
5.2	<a href="#">23/02009/FULLN</a> 08/08/2023 ANDOVER TOWN (ST MARYS)	Provide an off-road parking area with a dropped kerb	187 Vigo Road, Andover, Hampshire, SP10 1HP
5.3	<a href="#">23/02042/TPON</a> 08/08/2023 ANDOVER TOWN (MILLWAY)	T1 - Ash (TPO.TVDC.0029) - Fell	Windy Bottom, 53 Rooksbury Road, Andover
5.4	<a href="#">23/02054/VARN</a> 09/08/2023 ANDOVER TOWN (MILLWAY)	Removal of Condition 2 of Planning Permission TVN.08963/2 to allow for the conversion of former garage	16 The Avenue, Andover, Hampshire, SP10 3EW

5.5	<a href="#">23/02049/FULLN</a> 09/08/2023 ANDOVER TOWN (MILLWAY)	Erection of 2.5 storey residential block comprising 5 one-bed flats with associated cycle store, bin store, amenity space and car parking	2 The Avenue, Andover, Hampshire
5.6	<a href="#">23/01854/ADVN</a> 17/08/2023 ANDOVER TOWN (ST MARYS)	Replacement of 2 illuminated fascia signs, 4 non-illuminated poster boards, 1 non-illuminated panel board and display of frosted vinyl manifestation dots	Pets At Home, Unit 6, Enham Arch Retail Park, Newbury Road
5.7	<a href="#">23/02126/FULLN</a> 18/08/2023 ANDOVER TOWN (WINTON)	Replace conservatory roof with a solid roof and replace frames and glazing	19 Wellesley Road, Andover, Hampshire, SP10 2HF
5.8	<a href="#">23/02119/FULLN</a> 21/08/2023 ANDOVER TOWN (WINTON)	Erection of a 10 metre, self-supporting, slim lattice mast supporting broadcast radio antennas	Bere Hill Farm, Old Winton Road, Andover, Hampshire
5.9	<a href="#">23/02155/FULLN</a> 21/08/2023 ANDOVER TOWN (MILLWAY)	Provide ramped access	30 Barnfield Rise, Andover, Hampshire, SP10 2UQ
5.10	<a href="#">23/02067/FULLN</a> 22/08/2023 ANDOVER TOWN (WINTON)	Redevelopment for retirement living accommodation for older people comprising 54 retirement apartments including communal facilities, access, car parking and landscaping	Alan Child House, Borden Gates, Andover, Hampshire
5.11	<a href="#">23/02172/FULLN</a> 23/08/2023 ANDOVER TOWN (ROMANS)	Two storey side extension, loft conversion with velux windows and elevational alterations	34 Eton Dorney Walk, Olympic Park Road, Andover, Hampshire
5.12	<a href="#">23/02152/ADVN</a> 23/08/2023 ANDOVER TOWN (ST MARYS)	Seasonal display of Father Christmas and sleigh lighting plaque to front of Guildhall and light curtains over 4 columns	The Guildhall, High Street, Andover, Hampshire
<b>NOTIFICATION OF A CHANGE OF USE (INFORMATION ONLY)</b>			
5.15	<a href="#">23/02011/PDMAN</a> 04.08.2023 ANDOVER TOWN (WINTON)	Application to determine if prior approval is required for a proposed change of use of ground floor office (Use Class E - commercial, business and service) to dwellinghouse (Use Class C3)	Senjo Ltd, 12 Old Winton Road, Andover, Hampshire SP10 2BZ

## 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 31, 32 & 33 - attached at **Appendix B (Page 13)**  
List 33 had not been published at the time of going to print. Once available it can be viewed at [www.Testvalley.gov.uk](http://www.Testvalley.gov.uk).

## Item 7: SIDs

To **note** the SIDs report – attached at **Appendix C (Page 17)**

To **consider** any requests for additional locations for a Speed Indicator Device (SID) to be placed.

## Item 8: Consultations

To note and consider (if relevant) proposals for:

New Care Homes from Frontier Estates - attached at **Appendix D (Page 22)**

McCarthy Stone - attached at **Appendix E (Page 24)**

BSR Energy – attached at **Appendix F (Page 25)**

Test Valley New Premises Licence (emailed under separate cover to Members only on 23.08.2023, due to confidential information contained within)

## 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.

To **note** that the Pavement Licence application from **The Ark Bar, 43 London Street, Andover SP10 2NU**, has been **refused** as a result of an objection from Hampshire Highways.

## Item 11: Test Valley Borough Council – Northern Area Planning Committee

To **note** that the scheduled Test Valley Borough Council Northern Area Planning Committee (NAPC) on Thursday, 31 August 2023, has been cancelled.

## 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 G (Page 27)**

## Item 16: Date of the next Meeting

Members are requested to **note** the date of the next meeting: **Monday, 18 September 2023** at **The Lights, Andover, stating at 6.00pm.**

## Minutes of Planning Committee

### Time and date

6.00pm on Monday 7 August 2023

### Place

The Lights, Andover

Cllr J Sangster (Chairman) (P)  
Cllr L Gregory (P)  
Cllr H Neate (P)

Cllr T Gregory (Vice Chairman) (A)  
Cllr R Hughes (P)

Cllr J Cockaday (P)  
Cllr R Kidd (P)

### Officers Present:

Michelle Young (Committee Officer) (Taking the notes)

**Members of the Public:** 3

**Members of the Press:** 0

### APOLOGIES FOR ABSENCE

**PC 056/08/23** Apologies were received from Councillor T Gregory.

### DECLARATIONS OF INTEREST

**PC 057/08/23** There were no Declarations of Interest in relation to any item on the agenda.

### MINUTES OF PREVIOUS MEETING

**PC 058/08/23** It was proposed by Councillor J Sangster and seconded by Councillor R Hughes and **RESOLVED: Unanimously**, that the Minutes of the Planning Committee Meeting, held on Monday 17 July 2023, be signed by the Chairman as a correct record.  
**Action: Committee Officer**

### PUBLIC PARTICIPATION

**PC 059/08/23** There were no comments received from Members of the Public present at the meeting.

## PLANNING APPLICATIONS FOR CONSIDERATION BY COMMITTEE

**PC 060/08/23** Members considered and made observations on Andover Town Planning Applications on Test Valley Borough Council weekly lists of 28, 29 & 30.

[23/01806/FULLN](#) Single storey side and rear extension 41 The Avenue, Andover, Hampshire  
17/07/2023

ANDOVER TOWN  
(MILLWAY)

**No objection**

[23/01776/TELN](#) Application to determine if prior approval is Land At Towergate Industrial Park,  
17/07/2023 required for proposed installation of a 25m lattice Colebrook Way, Andover, Hampshire  
ANDOVER TOWN tower supporting 6 no antenna, 2 no dishes, 2 no  
(MILLWAY) cabinets with ancillary development

**Comment: Yes, prior approval is required. TVBC Officers are requested to obtain it.**

[23/01680/FULLN](#) Alter shop front and create outdoor seating area WIMPY, 77 High Street, Andover  
17/07/2023 (Retrospective)

ANDOVER TOWN  
(ST MARYS)

**Objection:**

- **The Town Council supports the TVBC Consultation Officer's comments.**
- **Retrospective applications are not favourable.**

[23/01825/FULLN](#) Single storey link extension to garage and garage 68 Harebell Road, Andover,  
20/07/2023 conversion Hampshire, SP11 6RG

ANDOVER TOWN  
(ROMANS)

**No objection – Comment:**

- **Request the Planning Officer to investigate the potential parking provision due to the removal of the use of the garage.**

[23/01839/FULLN](#) Single storey side extension incorporating front 36 Millstream Close, Andover,  
20/07/2023 porch and single storey rear extension Hampshire

ANDOVER TOWN  
(WINTON)

**No objection**

[23/01872/FULLN](#) Proposed single storey rear extension including 27 Junction Road, Andover,  
25/07/2023 installation of french doors and skylights Hampshire

ANDOVER TOWN  
(MILLWAY)

**No objection**

[23/01876/FULLN](#) Replacement garage/workshop 30 Dunmow Road, Andover,  
25/07/2023 Hampshire, SP10 2DQ



ANDOVER TOWN  
(WINTON)

**No objection**

<a href="#">23/01784/FULLN</a> 26/07/2023 ANDOVER TOWN (DOWNLANDS)	Erect three commercial buildings suitable for flexible use (E(g)(iii)), General industrial use (B2) and/or Storage and distribution (B8) uses, with associated access, parking, drainage and landscaping and associated works	Land At, Harewood Farm, London Road, Andover Down
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**Objection:**

- **Unable to provide an informed decision due to there being no plans available to view on the TVBC website. Therefore, the previously submitted comments still stand, as follows;**
- **No details on future proofing, i.e., provision of heat pumps, electric charging points, solar panels and availability of green space.**
- **No information relating to the replacement of the tress that will be removed in accordance with the application.**

<a href="#">23/01890/ADV N</a> 26/07/2023 ANDOVER TOWN (MILLWAY)	Display of unlit fascia sign	87 Weyhill Road, Andover, Hampshire, SP10 3NR
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**No objection**

<a href="#">23/01860/VARN</a> 20.07.2023 ANDOVER TOWN (WINTON)	Variation of Condition 4 (Completion timescale) of 20/01791/PDON (Prior notification for change of use under Class O - Change use from offices to 38 residential units) and 20/01791/NMA1 adding Condition 4 - timescale for completion	Crown Buildings, 6 - 8 London Street, Andover, Hampshire SP10 2PA
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**No objection – based on a three-year term timescale**

<a href="#">23/01366/FULLN</a> 30.05.2023 ANDOVER TOWN (WINTON)	Change of use from A3 & A5 use (Class E) to Sui Generis for use as a small cat cafe, serving hot and cold drinks and snack foods to people to consume in the company of cats	2 Winchester Street, Andover Hampshire, SP10 2EA
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**No objection**

<a href="#">23/01861/FULLN</a> 28/07/2023 ANDOVER TOWN (HARROWAY)	Addition of insulation board to attached outbuilding finished with grey render	28 May Tree Road, Andover, Hampshire
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**No objection**

<a href="#">23/01918/FULLN</a> 28/07/2023 ANDOVER TOWN (HARROWAY) <b>No objection</b>	Erect two storey side extension and single storey rear extension to provide third bedroom on the first floor and enlarged kitchen/dining area and single garage on the ground floor	38 Ward Close, Andover, Hampshire
<a href="#">23/01916/VARN</a> 28/07/2023 ANDOVER TOWN (MILLWAY) <b>Objection:</b> <ul style="list-style-type: none"> <li>• <b>Condition not to be removed due to concerns relating to potential overlooking line of sight.</b></li> <li>• <b>Planning Officer requested to investigate further.</b></li> </ul>	Removal of condition 3 of 19/00423/FULLN (Two storey side and rear extension to provide dining room and extended living room with bedroom and bathroom accommodation over) to allow for the installation of 3 roof lights	St Giles, 5 The Avenue, Andover, Hampshire
<a href="#">23/01930/FULLN</a> 31/07/2023 ANDOVER TOWN (WINTON) <b>No objection</b>	Part demolition of garage and erection of single storey side extension	32 Strathfield Road, Andover, Hampshire, SP10 2HH
<a href="#">23/01889/FULLN</a> 03/08/2023 ANDOVER TOWN (MILLWAY) <b>No objection</b>	Installation of kitchen extract equipment	87 Weyhill Road, Andover, Hampshire
<a href="#">23/01944/VARN</a> 03/08/2023 ANDOVER TOWN (MILLWAY) <b>No objection – Comment:</b> <ul style="list-style-type: none"> <li>• <b>Would request Environmental Officer to investigate further into potential noise levels</b></li> </ul>	Variation of Condition 8 of TVN.05858/1 (Erection of retail unit) to allow for the change in opening hours to 0800hrs to 2300hrs Monday to Friday and 1000hrs to 2300hrs Sunday	87 Weyhill Road, Andover, Hampshire
<a href="#">23/01753/FULLN</a> 03/08/2023 ANDOVER TOWN (ST MARYS) <b>No objection</b>	Demolish conservatory and chimneystacks, erect single storey rear extension, outbuilding and hot tub enclosure, replace boundary wall with close board fence, alterations to front appearance, white rendering of bay windows section of front elevation	22 Highlands Road, Andover, Hampshire, SP10 2PX

## DECISION NOTICES

**PC 061/08/23** The Decision notices for Lists 28, 29 & 30 were noted.

## SIDS

**PC 062/08/23a** Councillor R Hughes gave his thanks to the Officer for providing Members with the updated SIDs Policy and Guidance.

It was agreed that a full report on SIDs was required which included the following:

- Operating procedures
- Project timeline
- Criteria for new sites
- Current and potential sites
- Action plan
- Available to members of the Public

**Action: Town Clerk**

**PC 062/08/23b** Members requested an up to date report with regards to the potential Auto Speed Watch Cameras. **Action: Town Clerk**

## STREET NAMING

**PC 063/08/23** There were no Street Naming applications received.

## COMMUNICATIONS FROM TEST VALLEY BOROUGH COUNCIL

**PC 064/08/23** Members considered a Pavement Licence application from The Ark Bar, 43 London Street, Andover, SP10 2NU.

Members agreed that more information was required in order to formulate an informed decision, which included:

- How the 2 location maps related to each other?
- Clarification of the difference between the initial application that was withdrawn and the revised second application.
- Research concerns relating to the closeness of the potential railings situated at the front of the bar.

**Action: Committee Officer**

Members noted the Decision Notice for 23/01230/FULLN and the Appeal Notice for 22/03215/FULLN.

## TEST VALLEY BOROUGH COUNCIL – NORTHERN AREA PLANNING COMMITTEE

**PC 065/08/23** Members noted that the Northern Area Planning Committee meeting of 10 August 2023, had been cancelled.

## COMMUNICATIONS FROM HAMPSHIRE COUNTY COUNCIL

**PC 066/08/23** There were no communications received from Hampshire County Council.

## STREET TRADING LICENCES

**PC 067/08/23**      There were no Street Trading Licence applications received.

## QUESTIONS TO HAMPSHIRE COUNTY COUNCIL AND TEST VALLEY BOROUGH COUNCIL

**PC 068/08/23**      There were no questions presented at the meeting.

## WORKS PROGRAMME

**PC 069/08/23**      Members considered the Works Programme and requested the following items to be added:

- Full SIDs report
- Consultations (if applicable)
- Arrangement of a TVBC Planning Presentation – Councillor L Gregori

**Action: Committee Clerk**

## NEXT MEETING

**PC 070/08/23**      Members noted the date of the next meeting: **Tuesday, 29 August 2023** to be held in **The Lights, Andover, starting at 6.00pm.**

The Chairman closed the meeting at **7.02pm.**

## Appendix B: Members Information List 31 & 32

# B

### ANDOVER TOWN COUNCIL – PLANNING COMMITTEE AGENDA

#### MEMBERS' INFORMATION LIST

04/08/2023 (List No 31)

#### NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (MILLWAY)	23/01697/FULLN	03.07.2023	Single storey rear extension and porch to side - 8 The Link, Andover, Hampshire	PERMISSION subject to conditions & notes	04.08.2023
ANDOVER TOWN (ROMANS)	23/01344/FULLN	14.06.2023	Construction of a two-bay garage - 11 Yarn Walk, Roving Close, Andover	PERMISSION subject to conditions & notes	02.08.2023
ANDOVER TOWN (ROMANS)	23/01561/FULLN	21.06.2023	Installation of orangery to rear of property - 12 Trueman Square, Andover, Hampshire	PERMISSION subject to conditions & notes	01.08.2023
ANDOVER TOWN (ROMANS)	23/01696/FULLN	03.07.2023	Replace conservatory roof and frames with solid roof and upvc glazing - 2 Mallard Close, Andover, Hampshire	PERMISSION subject to conditions & notes	04.08.2023
ANDOVER TOWN (MILLWAY)	23/01230/FULLN	12.07.2023	Construction of vehicular access onto Salisbury Road -	WITHDRAWN	31.07.2023

			Springfield, 14 Mead Close, Andover		
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#### **NORTHERN AREA TREE/HEDGEROW APPLICATIONS APPROVED/WITHDRAWN**

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (ST MARYS)	23/01323/TPON	22.05.2023	T1 - Sycamore - Lop lower branches to give up to 4m clearance - Land Adjacent to The Grange, Picket Twenty, Andover	CONSENT subject to conditions and notes	04.08.2023

#### **MEMBERS' INFORMATION LIST**

**11/08/2023 (List No. 32)**

#### **NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN**

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (DOWNLANDS)	23/01663/FULLN	30.06.2023	Single storey rear extension to form bedroom with ensuite - 27 Levy Close, Andover, Hampshire	PERMISSION subject to conditions & notes	08.08.2023
ANDOVER TOWN (DOWNLANDS)	23/01683/CLPN	03.07.2023	Application for lawful development certificate for proposed dormer loft conversion - Northwood, 9 London Road, Andover Down	ISSUE CERTIFICATE	10.08.2023
ANDOVER TOWN (DOWNLANDS)	23/01723/REJN	05.07.2023	Application to determine if prior approval is required for a proposed installation of photovoltaic (PV)	PRIOR APPROVAL NOT REQUIRED	09.08.2023

			solar panels to the roof of buildings - R Twining and Co Ltd, Plots 49 And 62, South Way		
ANDOVER TOWN (HARROWAY)	23/01645/FULLN	27.06.2023	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	PERMISSION subject to conditions & notes	08.08.2023


#### LOCAL INQUIRIES/HEARINGS

PARISH	APPLICATION NO	APPELLANT	PROPOSAL AND LOCATION	DATE & VENUE
Andover Town (Winton)	22/01188/FULLN	Churchill Retirement Living Ltd	Redevelopment for retirement living accommodation comprising 69 retirement apartments including communal facilities, access, car parking and landscaping - Alan Child House, Borden Gates, Andover	<b>Public Inquiry 12th - 21st September 2023</b> <b>Conference Room 1 - 10.00am</b>  <b>WITHDRAWN</b>
Andover Town (Winton)	22/03215/FULLN	Mr Andrew Emery	Demolition of outbuilding, and erection of two dwellings with associated parking and access from Micheldever Road	<b>Hearing - 4th October 2023</b> <b>Conference Room 1, Beech Hurst</b> <b>10.00am</b>

## APPEAL DECISIONS

PARISH/ WARD	APPLIC. NO.	PROPOSAL	LOCATION	OFFICER RECOMM ENDATIO N	COMMITTEE DECISION	INSPECTORATE DECISION	DECISION DATE
ANDOVER TOWN (DOWNLA NDS)	19/03060/ OUTN	Outline application for residential developme nt of up to 21 dwellings with access	Silverdene, 25 Walworth Road, Picket Piece	REFUSE	Delegated Decision	Appeal Dismissed	26.07.202 3



	<h2 style="text-align: center;">Andover Town Council</h2> <p style="text-align: center;">To update Planning Committee on SID locations, processes and results</p>	<p>Item No.</p> <h1 style="text-align: center;">7</h1>
<b>Produced for:</b> Planning Committee	<b>By:</b> Committee Officer and Deputy Clerk.	<b>Date of Report:</b> 23 August 2023
<b>Summary of Key Issues</b> <ul style="list-style-type: none"> <li>• To provide an updated report on SIDs to date.</li> <li>• To outline, from start to finish, the process of adding a new SID location</li> <li>• To receive and update on Autospeed Device progress.</li> <li>• To receive results from Andover Town Council's managed SIDs on Winchester Road and Weyhill Road from 19 July 2023 to 16 August 2023.</li> </ul>		
<b>Background:</b> Initial additional SID locations: <ol style="list-style-type: none"> <li>Officers have received approval from Hampshire Highways for the extra sites listed below. Old Winton Road, Smannell Road, Charlton Road, Saxon Way on 10 May 2023.</li> <li>Officers emailed Enerveo for a Permission Letter and consent forms on 15 May 2023.</li> <li>Officers received the Permission Letter and consent forms from Enerveo on 8 June 2023.</li> <li>Officers have submitted a permission letter and consent forms from Enerveo to the Town Clerk on 8 June 2023, for signature and return, to receive the licence for the instalment of the SIDs.</li> <li>Town Clerk contacted Town Council Insurers to seek approval of the Indemnity wording on the Permission Letter and consent forms on 8 June 2023. Insurers responded on 8 June 2023.</li> <li>Officers contacted Simon Nightingale to confirm his understanding of the obligations imposed in clauses 14, 15, 16, 19, 22, of the agreement, on 8 June 2023. His response was received also on 8 June 2023.</li> <li>HCC emailed confirming that Enerveo do not ask for a structural engineer's certificate for a SID/SLR on 13 June 2023.</li> <li>Officers chased the Town Clerk for the signed Permission Letter and consent forms on 21 July 2023 and 2 August 2023.</li> <li>Officers provided the Members with an updated version of the Council Temporary Speed Signing Policy &amp; Guidance on 20 July 2023.</li> <li>Auto Speed Watch Cameras: Town Clerk has advised there is nothing to report as of the date of this report.</li> <li>Town Clerk has sent some further questions to the insurers on 23 August 2023 and is awaiting a response.</li> </ol> <b>Picket Piece:</b> Previously, LC38 (Eastern end of Picket Piece) has been utilised, however, this site was not authorised by Enerveo. Permission was granted for LC33 (Walworth Road end of the village), however, there is the issue about the overgrowing hedge surrounding the column, which hinders the installation of the SID and		

potentially the visibility. Hampshire Highways (HCC) has confirmed that it falls under the responsibility of the resident to cut the hedge back to the boundary line and to maintain it. Officers have approached the resident to maintain the hedge line, although the resident is not obliged to do so solely for the benefit of the SIDs. Upon recent viewing, the hedge has been cut and in Officers' opinion, it can currently be used. HCC could request Highways North to inspect & issue a hedge cutting notice to the resident, if it encroaches onto the public footpath; however, it would need the property owners to be notified, which would take time. Officers have requested the contractor to advise of an alternative column in the near vicinity, whilst the hedge issue is being resolved. The locations recommended are:

<https://maps.app.goo.gl/E2z44xVq2T8aZGu57>

There would be a need to install a post towards the rear of the footway just to the west, between the next two properties along. Which would need permission, installation and would incur further cost. Further consideration is that the SID would need to have a vertical clearance of 2.1m, so the side of the sign may be visible from the two properties that may not be welcomed. Permission would be needed for the SID Operator to park in the wide access to the west or the access opposite.

<https://maps.app.goo.gl/LeKKvkmSD43cC1dJA>

The vertical clearance at the moment, is 2.3m below the bus stop flag, so an extension post would be required as it's adjacent to a footway.

Meanwhile, Picket Piece has been temporarily removed from the rota until the situation is resolved. This is an urgent matter as the Walworth Road entrance into Picket Piece is the most accident prone end with a high level of Health and Safety risk to pedestrians, particularly due to no provision of a footpath where the school children await the school bus.

Officers will write to the current occupant to request an agreement to maintain the hedge on a regular basis.

Officers request advice from Committee as to next steps.

#### **Process for new Sid locations:**

1. A new road is requested/noted by public or Councillor request.
2. Officers review location and plot potential sites on Parish Online
3. Potential sites are sent to SID Operator/Professional to review and recommend best site from the options or if none are applicable to suggest an alternative.
4. These sites are then reviewed by Planning Committee.
5. Permission is then requested of Hampshire Highways to place a SID on the agreed column.
6. Once permission is obtained from HCC, permission is requested from Enerveo.
7. Once all permissions received new site can become active and added to the SID rota.
8. New approved locations are added to Parish Online and rejected ones removed.

#### **SID data for 19 July to 16 August 2023:**

The SIDs have been on Winchester Road and Weyhill Road from 19 July 2023 to 16 August 2023, the following report is for these two SIDs during this period.

For comparison the previous results from Winchester Road and Weyhill Road are included.

**Results recorded by location:**

<b>Winchester Road</b>	<b>From: 26 April 2023 to: 24 May 2023</b>	<b>From: 19 July 2023 to: 16 August 2023</b>
	Incoming	Incoming
Maximum Speed	60mph	65mph
Average Speed over whole period	27.1mph	27.2mph
Number of vehicles per day (average)	5415	5300
<=30 mph	4157	4123
31-35 mph	982	938
36-40 mph	232	202
41-45 mph	38	30
46-70mph	5	5
Highest speed recorded was 65mph on 12 August 2023 at 1.10pm.		

<b>Weyhill Road</b>	<b>From: 21 June 2023 to: 19 July 2023</b>	<b>From: 19 July 2023 to: 16 August 2023</b>
	Incoming	Incoming
Maximum Speed	60mph	60mph
Average Speed over whole period	24.9mph	25.1mph
Number of vehicles per day (average)	5088	4798
<=30 mph	4605	4315
31-35 mph	428	428
36-40 mph	47	47
41-45 mph	5	5
46-70mph	1	1
Highest speed recorded was 60mph on 25 July 2023 at 9.05pm.		

**Further positions under consideration:****Vigo Road and River Way (following a request from Icknield School)**

Icknield School's request was considered at the Planning Committee meeting on 17 July 2023. It was agreed that the actual positioning of a SID near the school would be too close to achieve any benefit. It would be better placed on the north side (Tesco end). On the back of this, Cllr R Hughes made the point that an option of a more permanent sign could also be placed outside the school, i.e. "Children crossing."

The outcome was that a letter be sent to the school advising that their location had been agreed in principal and to advise of the procedure that needs to be followed in order that their location can be added to the rota.

Limitation for locations are:

- Speed limit must be 40 mph or under for any location considered.
- Single lane for any location considered.
- Consideration in terms of light pollution needs to be taken for any private dwellings nearby any proposed location.

- SID forward visibility – 20mph speed limit is a minimum of 60m, 30mph speed limit is a minimum of 90m and 40mph is a minimum of 120m.
- The site must be inside the speed limit and the SID is not to be placed upon the entry sign to the speed limit.

Potential locations have been indicated on the attached maps for Vigo Road and River Way.

These will now be sent to the SID Operator/professional, to review and suggest which of these, if any, are suitable. This will then be brought back to this Committee to consider before sending to HCC to get approval for the column that is considered best suited by the Committee and the Sid Operator/Professional.

#### **Legal and Policy Implications**

- **Andover Town Council has the power to purchase and install traffic calming measures.**

#### **Recommendations**

- **To receive and note the report.**
- **To advise Officers on next best steps for the Picket Piece SID location.**

## Vigo Road Proposed SID Sites



## River Way Proposed SID Sites



## Appendix D: Consultation – Proposal for New Care Home from Frontier Estates

D

Dear Councillor,

I am writing to introduce you to **Frontier Estates**, one of the leading national developers in the care home sector, and to outline our proposals for Babbage House in Anton Mill Road, Andover. As you may already be aware, the site has lain derelict for several years, having formerly been a data centre, and has fallen into disrepair and been subject to vandalism, making it a significant eyesore.

Frontier Estates has acquired an interest in the site and is seeking to deliver a fresh vision for the land that will provide something positive of which Andover can be proud, rather than the current derelict building, which reflects very poorly on the town.

We are currently preparing proposals for a much-needed 72-bedroom care home to meet rising demand in the Test Valley district. Although the site is designated for employment use, there is very little demand for traditional employment uses in this location and this has been a key factor in the site's long-term vacancy. Whilst our application would be residential-led, we would also expect around 70 jobs to be created in connection with the new care home.

We are advancing our plans following constructive pre-application dialogue with planning officers, which has already led to several improvements and refinements to the proposals, for example, finding a way to reduce the height of the proposed building and still deliver a significant number of care places.

**We pride ourselves on working collaboratively with local authorities and communities in advance of progressing a planning application. Given your role as a key stakeholder, we would be delighted to have the opportunity to introduce you to Frontier Estates and discuss our plans. We will also be engaging the wider community by holding a public consultation in the near future, but would value the chance to meet with you on an individual basis in the first instance.**

As has been reported widely, there is a significant demand nationally for housing that meets the needs of older people, and the Test Valley is no exception. The latest figures available in the Strategic Housing Market Assessment in January 2022 had this to say about the projected demand for older persons' housing in the Test Valley:

*"Across the Borough, the total number of people aged 65 and over is projected to increase by 43% to 2040. This compares with overall population growth of 15% and an increase in the under 65 population of 7%. In total population terms, the projections show an increase in the population aged 65 and over of 12,000 people. This is against a backdrop of an overall increase of 19,000 – population*



*growth of people aged 65 and over therefore accounts for 63% of the total projected population change.”*

We believe our proposals would make a crucial difference in meeting this rising need, and we would be keen to meet with you to discuss our plans in more detail. If you have any queries in the meantime, please do not hesitate to contact me on 07738741639 to discuss further.

Yours sincerely,

Miles Willshire

**For and on behalf of Frontier Estates**



**Miles Willshire | Managing Director**

Fairthorn Consultancy

[Miles.willshire@fairthorn.co.uk](mailto:Miles.willshire@fairthorn.co.uk)

07738741639

[www.fairthorn.co.uk](http://www.fairthorn.co.uk)

## Appendix E: Consultation – Resubmission of proposal for land at Guilbert House, Greenwich Way

E

Good afternoon,

I am writing to you on behalf of McCarthy Stone, the UK's leading retirement manager and developer of retirement communities, to provide you with an update regarding their proposals for land at the above site.

As you may be aware, an application was submitted in December 2022 for the creation of a high-quality development comprising of 62 extra care apartments and a new 80 bed care home.

This application was withdrawn in April 2023, in order to further refine the proposals in response to the feedback received during the consultation and following the submission of the plans.

McCarthy Stone's intention is to shortly submit a new application for the site. In place of the extra care accommodation, it is proposed to erect 48 self-contained Retirement Living apartments with communal facilities.

It is also proposed that an 80 bed care home (with a revised design) including dedicated shared spaces and staff facilities will also be delivered. This care home is likely to be brought forward by Care UK, one of the largest providers of residential care for older people, that operate 154 care homes providing both residential and nursing care.

We remain committed to delivering this much-needed specialist retirement and care accommodation on this brownfield site. The regeneration of this site offers the opportunity to provide a sensitive redevelopment that will help fulfil a local need for a range of different and specialist types of accommodation for older people.

If you require any further information or would like to meet with the team to discuss the amended plans further, please contact Hannah Anderson-Jones on the freephone information line on **0800 298 7040** or email us at [feedback@mccarthystoneconsultation.co.uk](mailto:feedback@mccarthystoneconsultation.co.uk)

I look forward to hearing from you.

Yours faithfully,

Simon Broomfield

**Divisional Development Director**

**McCarthy Stone Southern Division**



## Suffolk

Unit 24, Basepoint Business Centre, 70-72 The  
Havens, Ransomes Europark, Ipswich, Suffolk, IP3 9BF

## London

77 Farringdon Road, London  
EC1M 3JU

✉ [hello@pierweare.com](mailto:hello@pierweare.com) ☎ 01394 646400 🌐 [pierweare.com](http://pierweare.com)

17 August 2023

Dear Councillor Drew,

### **Planning application submitted for Lower Wyke Solar Park, Lower Wyke Farm, Basingstoke and Deane District, Hampshire, SP11 6AW**

Following my letter to you in November 2022 regarding developer BSR Energy's proposed Lower Wyke Solar Park, I am writing to update you that a planning application for the project has now been submitted to Basingstoke and Deane District Council.

The proposed 29MW (megawatt) Lower Wyke Solar Park would produce enough renewable energy to power approximately 7,252 homes in the UK<sup>1</sup>, saving 6,423 tonnes of CO<sub>2</sub> emissions per year<sup>2</sup>. The 34.8 hectare project site is located on land at Lower Wyke Farm, Basingstoke and Deane District, Hampshire.

A community consultation on the proposed Lower Wyke Solar Park took place between Monday 7 November and Monday 5 December 2022, including a drop-in consultation event on Tuesday 22 November in St Mary Bourne village which was attended by 45 people.

Feedback received during the community consultation was used to finalise BSR's proposal in the submitted application for Lower Wyke Solar Park. If planning consent is granted, a Community Benefit Fund will be established which will offer up to £29,000 in grants to support local projects and benefit the local community.

Developer BSR Energy is behind a number of projects that currently provide over 600,000 MWhr (megawatt hours) of renewable energy annually across the UK. These projects together have avoided over 140,000 tonnes of CO<sub>2</sub> being released into the earth's atmosphere, and power an average of 159,042 UK homes via renewable energy every year.

Lower Wyke Solar Park will comprise ground-mounted photovoltaic solar arrays, a substation, switchgear container, inverter/transformer units, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping.

Government guidance from November 2023 will require developments to have a minimum 10% 'Biodiversity Net Gain' (BNG) to help deliver nature friendly developments of the future. BSR Energy is already committed to achieving 60% BNG across its UK solar parks, through initiatives such as bird and bat boxes, wildflower planting and hedgerow gapping. However, on the Lower Wyke Solar Park the company has planned to achieve a much larger biodiversity net gain, with a Habitat Net Gain of 217% and a Hedgerow Net Gain of over 11%.

The Solar Park will connect to the National Grid via an underground cable to a point of connection at the bottom of the south field on the site, removing the need for a long cable route.

<sup>1</sup> Based on an annual average domestic consumption per household (Great Britain) of 3,799 kWh. Source BEIS Greenhouse gas reporting: conversion factors 2020.

<sup>2</sup> Based on 'Emissions associated with the generation of electricity at a power station.' (Electricity generation factors do not include transmission and distribution).

This is a temporary development (40 years), allowing the solar PV development and associated infrastructure to be removed and agricultural use reinstated following decommissioning.

Lower Wyke Solar Park will aid Basingstoke and Deane District Council in addressing the Climate Emergency it declared in 2019 and in achieving its aim of becoming a carbon neutral borough by 2030. The UK Government has set a target of reducing emissions by 78% by 2035 compared to 1990 levels. Renewable electricity generation, such as Lower Wyke Solar Park, would aid the nation in meeting this target. If the project is granted consent, it is expected that construction will commence in 2027 due to planned upgrades in the local area by National Grid. Construction will last for approximately six months until the Solar Park becomes operational.

For more information on Lower Wyke Solar Park, visit the project website:

<https://britishrenewables.com/projects/lower-wyke-farm-solar-park>

If you have any questions or require any further information, please don't hesitate to contact me.

Yours sincerely,

Helen Scarr

On behalf of BSR Energy

# Appendix G: Committee Work Programme

# G

## PLANNING WORK PROGRAMME: August 2023

Date of Meeting	ITEM	Requested by	Purpose of Item
29 August 2023	<ul style="list-style-type: none"><li>• SIDs Operating Procedures and report detailing current locations and potential new sites</li><li>• Consultations – Frontier Estates, McCarthy Stone, BSR Energy &amp; Test Valley New Premises Licence</li><li>• Arrangement of a TVBC Planning Presentation – Councillor L Gregori</li></ul>		
18 September 2023			