



ANDOVER TOWN COUNCIL

Planning Committee Agenda

To all Members of the **PLANNING** Committee:

Cllrs Alan Cotter (Chairman), Barbara Long (Vice Chairman), Barbara Carpenter, Sandra Hawke, Brian Page, Veronika Pond

(with copies to all other Members for information)

You are hereby summoned to attend a meeting of the **PLANNING** Committee to be held in **TOWN COUNCIL OFFICE, 66C HIGH STREET**, Andover on **Tuesday 7 May 2013 at 6.00pm** when it is proposed to transact the following business:

Wendy Coulter

Town Clerk

1 May 2013

THERE IS NO DISABLED ACCESS TO THE TOWN COUNCIL OFFICES – PLEASE CONTACT THE TOWN CLERK THREE DAYS PRIOR TO THE MEETING IF YOU REQUIRE ACCESS.

1. Apologies

To receive and accept apologies for absence.

2. Declarations of Interest

To receive and note any declarations of interest relevant to the agenda.

3. Minutes

To agree the Minutes of the Planning Committee meeting held on Monday 15 April 2013 attached at **Appendix A.**

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 will be given, 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.

5. Planning Applications (Test Valley Borough Council)

To consider Andover Town Planning Applications on Test Valley Borough Council weekly lists of 15, 16 & 17.

The below applications are for Member consideration:

WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO 15

5.1	13/00768/RESN 09.04.2013	Development of 102 dwellings, associated access streets within the site, car parking, public open	Land At Picket Piece, Land North And South Of Ox
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	ANDOVER TOWN (ST MARYS)	space including locally equipped area and landscaping (part details of 10/00242/OUTN)	Drove And South Of Walworth Road, Picket Piece, Hampshire
WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO 16			
5.2	13/00819/FULLN 15.04.2013 ANDOVER TOWN (MILLWAY)	Detached 4 no. bed dwelling including new vehicle access to Whynot Lane and associated external works	9 Whynot Lane, Andover, Hampshire, SP10 3ES
WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO 17			
	At the time of going to print, the full List No. 17 was unavailable. Once published the full list can be viewed at www.testvalley.gov.uk		

The applications attached at **Appendix B** are suggested as **NO OBJECTION** and are taken from **TVBC Lists 15, 16 & 17.**

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 C.**

7 Street Trading Consent

To consider a street trading application as outlined below:

The Local Government (Miscellaneous Provisions) Act 1982 Application for Street Trading Consent – New Application

Trading Location: Watery Lane, Andover

Duration of Consent requested: 6 months (Saturday, 7.30am to 4.00pm)

8 Street Naming and Numbering

To consider appropriate names for the following:

Land adjacent to 41 Charlton Road, Andover.

9 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 require further comment and or representation from the Town Council.

10 Items for consideration at the next meeting

Members are requested to inform the Town Clerk of any items that they wish to be included on the next Planning Committee Agenda.

11 Date of next meeting

Members are requested to note the date of the next meeting: **Tuesday 28 May 2013, AT THE TOWN COUNCIL OFFICES.**

The Chairman will close the meeting.



ANDOVER TOWN COUNCIL

A

Minutes of Planning Committee

Time and date

7.00pm on Monday 15 April 2013

Place

Town Council Office, 66C High Street, Andover

Details of Attendance:

Cllr A Cotter (Chairman) (P)

Cllr B Long (Vice-Chairman) (P)

Cllr B Carpenter (A)

Cllr S Hawke (P)

Cllr B Page (P)

Cllr V Pond (P)

Also in attendance: Cllr S Hardstaff

Officers Present: Wendy Coulter – Town Clerk (Taking the Minutes)

Members of Public Present: 0

PCI63/12 Apologies

Apologies for absence were received and accepted from Councillor Carpenter.

PCI64/12 Declarations of Pecuniary Interest

There were no declarations of interest.

PCI65/12 Minutes

The Minutes of the Planning Committee meeting held on Monday 25 March 2013 were signed by the Chairman as a correct record.

PCI66/12 Public Participation

There were no members of the public present.

PCI67/12 Planning Applications

Members considered the following planning applications that had been submitted to Test Valley Borough Council.

RESOLVED: To delegate authority to the Town Clerk to complete the observations sheet for each application in accordance with the Committee's resolution.

5.1	13/00574/FULLN	Conversion of ancillary retail floor space to four flats and one commercial unit within either classes A1 (retail) or A2 (Financial or Professional Services) of the Use Classes Order	64 High Street, Andover
<p>The double doors off Blackswan Yard passageway as shown on the plan are located behind the existing lamp post. These doors provide access to the bin store. Currently access will be prohibited due to the location of the lamp post.</p> <p>There do not appear to be any proposals to move the lamp post in the current plans. Located on the side of the building is a 'Freeman Hardy Willis' sign. This is part of historic Andover and should be retained.</p> <p>Concerned about the number of refuse bins that will be collected from the loading bay.</p>			

	All the bins from the 'Wimpy Flats' will be located here as well as the refuse bins from this development.		
5.2	13/00682/RESN	Reserved matters application relating to 11/00689/OUTN – Erection of 12 dwellings together with access off Witan Close	Land to the North of Roman Way Primary School, Roman Way, Andover
	As some of the houses will not be provided with garages, they should be provided with outside storage.		
5.3	13/00509/ADV N	Erection of two externally illuminated fascia signs and a totem/forecourt sign, one non illuminated fascia sign and three poster frames.	Unit 2, 132 Weyhill Road, Andover
	No objection		
5.4	13/00562/TPON	Fell one Sycamore	24 Newcomb Close, Andover, Hampshire, SP10 2HT
	No objection		
5.5	13/00599/FULLN	Ground floor rear extension to provide dining room	49 Millstream Close, Andover, Hampshire, SP10 2NB
	No objection		
5.6	13/00595/FULLN	Erection of two storey side extension and conservatory to rear	7 Millstream Close, Andover, Hampshire, SP10 2NB
	No objection		
5.7	13/00609/VARN	Variation of Condition No 3 regarding highway works of 10/02952/FULLN - (Erection of one Class A1 (convenience retail) unit, two Class A5 (hot food takeaway) units, car parking, installation of plant and associated work) so that wording of condition relates to revised drawing no 94953/1001/F comprising works for 'kerb splitter island', service lay-by and footpath realignment/works	Richendale Limited, 82 Salisbury Road, Andover, Hampshire SP10 2LH
	No objection		
5.8	13/00394/ADV N	1 x illuminated company building sign; 1 x company location entrance sign; 1 x visitor parking sign; 1 x reception sign	Adept House , 65 South Way, Walworth Business Park, Andover Hampshire SP10 5AF
	No objection		
5.9	13/00552/TREEN	Fell one Conifer	Usdaw Ltd, The Priory, 6 Newbury Street, Andover Hampshire SP10 1DN
	No objection		
5.10	13/00642/CLPN	Application for a Lawful Development Certificate for proposed erection of concrete block shed	63 Eastfield Road, Andover, Hampshire, SP10 1HE
	No objection		
5.11	12/02427/FULLN	Change of use of integral garage to bedroom. Removal of garage door and insertion of cavity wall and double glazed window (retrospective)	32 Winton Chase, Andover, Hampshire, SP10 2SE
	No objection		
5.12	13/00647/TPON	Sycamore - fell	28 Winton Chase, Andover, Hampshire, SP10 2SE
	No objection		
5.13	13/00706/FULLN	Demolition of existing rear conservatory and side garage and erection of single storey rear	12 Kew Walk, Andover, Hampshire, SP10 3UL

		extension, two storey side extension and front porch	
	No objection		
5.14	13/00713/VARN	Conversion of garage to a home study and storage (non compliance with condition 14 of TVN.0740/20)	19 Georgia Close, Andover, Hampshire, SP10 2UF
	No objection		
5.15	13/00714/FULLN	Garage conversion to provide home study and storage and single storey rear kitchen extension	19 Georgia Way, Andover, Hampshire, SP10 2UF
	No objection		
5.16	13/00717/TPON	Fell 1 Lawson Cypress and 1 Eucalyptus (not included in order)	43 Bishops Way, Andover, Hampshire, SP10 3EH
	No objection		
5.17	13/00245/FULLN	Demolition of existing units 1-8 and garage and erection of commercial unit for offices/light commercial use.	Land Adjacent Northwood, 9 London Road, Andover Down, Andover Hampshire SP11 6LJ
	No objection		
5.18	13/00700/ADV N	Erection of a non-illuminated sign to display the layout of the estate	Land Adjacent 11 Jellicoe Court, Andover, Hampshire, SP10 1PH
	No objection		
5.19	13/00708/TPON	Fell 1 Fir to ground level	1 Croft Gardens, Andover, Hampshire, SP10 2RH
	No objection		

PCI68/12

Decision Notices

The Decision Notices were detailed on the Agenda and were noted by Members.

PCI69/12

Test Valley Borough Council – Local Plan Consultation

Members considered a response on behalf of Andover Town Council to the Local Plan Consultation. The following comments were agreed to be forwarded to Test Valley Borough Council:

- Northern Test Valley is to see the bulk of the new housing development, but there is no infrastructure to improve and support the quality of life.
- There is a suggestion that people should find alternative forms of transport other than the car, however, most of the people living in Andover will not be able to work in Andover. The buses are infrequent and the Train Station is a very long distance from developments such as Picket Twenty.
- Northern Test Valley is to see the bulk of the new housing development. However, there are no major businesses in Andover to keep people in work.
- What long term plans are being put in to place for continued development of the Infrastructure for Andover and Northern Test Valley (such as bus services, road networks, rail networks, water, drainage, economy).
- The old Policies that were in the previous Local Plan are being deleted. They are as follows:
ENV 07: North Wessex Downs Area of Outstanding Natural Beauty
AND 06.1: Open Space at Ladies Walk
ESN 02: Conversion to Residential Use
DES 11: Shop Fronts
DES 12: Signs
DES 13: Shutters
If these policies are deleted from the New Local Plan what Policies are in place to replace them or if they are covered by other policies should there be a reference in the Local Plan to say that these issues are covered by National Legislation
- EOM7 – there is no mention of safety for vulnerable people. How many new hostels are proposed for accommodating needy people?

- TI Policy 113 – Services are an integral function. In the Conservation Areas the day to day services should have the right framework and infrastructure. When a new development is planned the developer has to ensure that there is adequate access for refuse vehicle collection. Old existing buildings in the town centre that are being converted into residential accommodation should require the same consideration.
- In 2.26 of the new Local Plan, it states that the economic development of Andover is closely linked to the Walworth Business Park, this may be short-sighted if there is no 'plan B' should the development be unsuccessful. Are there any secondary plans if the Walworth Estate does not work?

PCI70/12 Street Trading Application

The Local Government (Miscellaneous Provisions) Act 1982 Application for a Street Trading Consent – Renewal Application

Trading Location – Top of High Street, Andover

There were No Objections.

PCI71/12 Proposed Pedestrian Crossing, Winchester Road

Members considered a proposal from Hampshire County Council to relocate the Pedestrian Crossing in Winchester Road, Andover.

There were No Objections to the proposals.

PCI72/12 Test Valley Borough Council – Northern Area Planning Committee

It was agreed that Councillor Long would attend the Northern Area Planning Committee

PCI73/12 Items of consideration at the next meeting

There were no additional items for consideration at the next meeting.

PCI74/12 Date of next meeting

Members noted the date and venue of the next meeting: Tuesday 7 May 2013 at 6.00pm at the Town Council Office.

The meeting closed at 8.35pm.

Chairman:

Date:

WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO 15

Week Ending: 12 April 2013

13/00799/TPON 11.04.2013 ANDOVER TOWN (MILLWAY)	Reduce I Pine	35 Bishops Way, Andover, Hampshire, SP10 3EH	Mr Shey Barrett	Mr Alistair Jeans 03.05.2013	YES
13/00636/FULLN 08.04.2013 ANDOVER TOWN (ST MARYS)	Provision of hard standing and erection of canopy over to create outside eating area	The Winton School, London Road, Andover, Hampshire SP10 2PS	Mrs Helen Pennicott - The Winton School	Mrs Samantha Owen 02.05.2013	YES
13/00704/FULLN 10.04.2013 ANDOVER TOWN (ST MARYS)	Change of use of Unit 3C to Leisure and Assembly use (D2) and change of use of Unit 36 to Light Industry use (BI)	Unit 3C And Unit 36, West Way, Walworth Enterprise Centre, Andover Hampshire SP10 5AS	Mr Gordon Mitchell	Miss Emma Jones 06.05.2013	
13/00724/FULLN 08.04.2013 ANDOVER TOWN (ST MARYS)	Erection of side extension to provide utility, en-suite and breakfast room	60 Valencia Way, Andover, Hampshire, SP10 1JH	Mr & Mrs J E. & J P Malone	Miss Emma Jones 06.05.2013	

WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO 16

Week Ending: 19 April 2013

13/00837/TPON 16.04.2013 ANDOVER TOWN (ALAMEIN)	T1 to T12 various species crown lift to up to 3m over grass and 5.2m over road	Turin Court/Icknield Way , Andover, Hampshire, SP10 5LD	Mr Shaun Narey	Mr Alistair Jeans 09.05.2013	
13/00759/FULLN 15.04.2013 ANDOVER TOWN (MILLWAY)	Erect a PVCu conservatory to the rear of the property	138 Salisbury Road, Andover, Hampshire, SP10 2LJ	Mrs Rose & Mrs Sharpe	Mr Martin McNamara 09.05.2013	YES
13/00819/FULLN 15.04.2013 ANDOVER TOWN (MILLWAY)	Detached 4 no. bed dwelling including new vehicle access to Whynot Lane and associated external works	9 Whynot Lane, Andover, Hampshire, SP10 3ES	The Executors Of Mr S Barton	Miss Emma Jones 09.05.2013	

APPENDIX B

13/00821/FULLN 19.04.2013 ANDOVER TOWN (MILLWAY)	Two storey extension to provide kitchen/dining area with loftspace over	10 Beech Walk, Andover, Hampshire, SP10 3PG	Mr John Burrige	Miss Emma Jones 15.05.2013	
13/00849/FULLN 17.04.2013 ANDOVER TOWN (MILLWAY)	Single storey rear extension to form enlarged kitchen and family room. Single storey front and side extension to form porch and shower room	35 Marchant Road, Andover, Hampshire, SP10 3QB	Mr & Mrs Wayne Noon	Mr Martin McNamara 14.05.2013	
13/00835/VARN 16.04.2013 ANDOVER TOWN (WINTON)	Conversion of garage to an annex (non compliance with condition 16 of TVN.07729)	5 Cummins Close, Andover, Hampshire, SP10 2BD	Mr & Mrs Williams	Miss Emma Jones 10.05.2013	YES
13/00836/FULLN 16.04.2013 ANDOVER TOWN (WINTON)	Conversion of detached garage to an annex and provision of front dormer window	5 Cummins Close, Andover, Hampshire, SP10 2BD	Mr & Mrs Williams	Miss Emma Jones 10.05.2013	YES

WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO 17

Week Ending: 26 April 2013

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List No: 15

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (HARROWAY)	13/00067/ADV N	11.01.2013	Erection of non illuminated double sided, free standing totem sign - 132 Weyhill Road, Andover, Hampshire	CONSENT subject to conditions and notes	12.04.2013
ANDOVER TOWN (HARROWAY)	13/00307/ADV N	15.02.2013	Internally illuminated fascia sign - Unit 1B, 132 Weyhill Road, Andover	CONSENT subject to conditions and notes	11.04.2013
ANDOVER TOWN (HARROWAY)	13/00379/FULLN	22.02.2013	Ground floor rear extension to form conservatory - 50 Watson Acre, Andover, Hampshire	PERMISSION subject to conditions & notes	12.04.2013
ANDOVER TOWN (ALAMEIN)	13/00363/FULLN	26.02.2013	Single storey rear extension and front porch - 12 Claudius Close, Andover, Hampshire	PERMISSION subject to conditions & notes	12.04.2013
ANDOVER TOWN (ST MARYS)	13/00304/FULLN	20.02.2013	Erect rear conservatory - 3 Barcelona Close, Andover, Hampshire	PERMISSION subject to conditions & notes	12.04.2013
ANDOVER TOWN (ST MARYS)	13/00340/ADV N	18.02.2013	1 no. non illuminated fascia sign; 1 no. illuminated logo sign; 1 no. illuminated projecting sign; 2 no. backlit ATM collars and 1 no. internal marketing poster frame - Halifax Plc, 3 High Street, Andover	CONSENT subject to conditions and notes	12.04.2013

NORTHERN AREA TREE/HEDGEROW APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (WINTON)	13/00450/TPON	01.03.2013	Reduce 1 Sycamore -	ANDOVER TOWN (WINTON)	13/00450/TPO N

NORTHERN AREA PLANNING APPLICATIONS REFUSED

PARISH/WAR D	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE	REASONS
ANDOVER TOWN (ST MARYS)	13/00177/ FULLN	04.02.2013	To replace existing bungalow and garage with a four bedroom dwelling and the construction of 3 no detached new dwellings - Greencroft, 5 Walworth Road, Picket Piece	REFUSE	12.04.2013	1. The proposed development would constitute unjustified new residential development in the countryside for which there is no overriding need contrary to policy SET03 of the Test Valley Borough Local Plan. The siting of the proposed dwellings, positioned to the rear of Greencroft would create a backland form of development at such odds with the pattern of frontage development that it would not integrate with the form of the surrounding area, having a detrimental impact on the immediate environment and wider countryside contrary

						to policies DES01, DES05, SET03, SET06 of the Test Valley Borough Local Plan.
						2. No on site provision of public recreational open space is proposed in accordance with policy ESN22 of the Test Valley Borough Local Plan. There is a deficiency within the ward of sports ground, parkland and children's play space. No financial contribution has been secured in lieu of on site provision to mitigate for the additional burden that will be placed on the existing public recreational open space. As such the proposal is considered contrary to policy ESN22 of the Test Valley Borough Local Plan 2006 and the adopted Supplementary Planning Guidance, Infrastructure and Developer Contributions (February 2009).
						3. The proposed development is a travel generating development which would result in an additional demand on the existing transport network. A legal agreement to secure a financial contribution for improving the transport network, or towards sustainable modes of transport, to minimise the development's impact on the transport network has not been completed. The development is therefore contrary to policies TRA01, TRA04 and TRA09 of the Test Valley Borough Local Plan 2006 and the adopted Supplementary Planning Documents, Infrastructure and Developer Contributions (February 2009), and the Andover Town Access Plan (April 2009), in that the development would result in an unmitigated burden on the highway network, which would adversely impact on the function, safety and character of the highway network.
						4. The significant increase in vehicular movements along the existing drive which runs parallel to the side elevation and along the entire length of the rear garden of no.1 Greencroft would have a detrimental impact on their amenities contrary to policy AME01 of the Test Valley Borough Local Plan.

List No. 16

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (HARROWAY)	12/02441/CLEN	19.11.2012	Certificate of lawfulness for existing use - Use of the site as a garage / repair workshop including MOT	WITHDRAWN	15.04.2013

			Testing - 132 Weyhill Road, Andover, Hampshire		
ANDOVER TOWN (HARROWAY)	13/00358/FULLN	26.02.2013	Rear extension to warehouse - Mitutoyo (Uk) Ltd, Plot 57A, West Point Business Park	PERMISSION subject to conditions & notes	19.04.2013
ANDOVER TOWN (MILLWAY)	13/00422/FULLN	27.02.2013	Erection of single storey side extension to provide study, utility and shower room. Enlarge parking area to front - 20 Ash Tree Road, Andover, Hampshire	PERMISSION subject to conditions & notes	17.04.2013
ANDOVER TOWN (ST MARYS)	13/00447/LBWN	13.03.2013	Replacement of three rotten wooden windows. - 15 Chantry Street, Andover, Hampshire	CONSENT subject to notes	19.04.2013
ANDOVER TOWN (ST MARYS)	13/00458/LBWN	07.03.2013	Repair chimney stack; Take down and re-build around 6no courses of brickwork; Strip off loose rendering to a solid surface where necessary; Re-render around newly built courses of brickwork; Flaunch top of chimney; Paint as necessary - 15 Chantry Street, Andover, Hampshire	CONSENT subject to conditions and notes	19.04.2013
ANDOVER TOWN (ST MARYS)	13/00470/LBWN	05.03.2013	Re-fit of existing kitchen and toilets to the upper floor - The Guildhall, High Street, Andover	CONSENT subject to conditions and notes	19.04.2013

NORTHERN AREA TREE/HEDGEROW APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (WINTON)	13/00557/TPON	15.03.2013	Pollard one Lime - 70 Winchester Road, Andover, Hampshire	CONSENT subject to conditions and notes	17.04.2013
ANDOVER TOWN (WINTON)	13/00647/TPON	26.03.2013	Sycamore - fell - 28 Winton Chase, Andover, Hampshire	CONSENT subject to conditions and notes	18.04.2013

List No. 17

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
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