



ANDOVER TOWN COUNCIL
Planning Committee Meeting Agenda
Monday 23 March 2020

To the Members of the Planning Committee:

Cllr C Ecclestone (Chairman), Cllr G Davis (Vice Chairman), Cllr L Banville, Cllr D Coole, Cllr K Farrer, Cllr M James, Cllr R Meyer, Cllr R Rowles and Cllr A Watts (copies to all other Members of Andover Town Council).

You are hereby summoned to attend a Planning Committee Meeting to be held at the **Town Council Offices, 68b High Street, Andover**, on **Monday 23 March 2020 at 6.30pm** when it is proposed to transact the following business: -

A handwritten signature in blue ink, appearing to read 'Wendy R Coulter'.

Wendy R Coulter

17 March 2020



ANDOVER TOWN COUNCIL

Planning Committee Meeting Agenda

Monday 23 March 2020

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	3
Item 2: Councillor Resignation	3
Item 3: Declarations of Interest	3
Item 4: Minutes	3
Item 5: Public Participation	3
Item 6: Planning Applications for Consideration by Committee	3
Item 7: Decision Notices	4
Item 8: Rights of Ways	4
Item 9: Street Trees	4
Item 10: Street Naming	4
Item 11: Communications from Test Valley Borough Council	4
Item 12: Test Valley Borough Council – Northern Planning Area Committee	4
Item 13: Communications from Hampshire County Council	5
Item 14: Street Trading Licences	5
Item 15: Items for Consideration at the next Meeting	5
Item 16: Date of next Meeting	5
Appendix A: Minutes of the last Meeting	6
Appendix B: Members Information List 9 & 10	13

Item 1: Apologies for Absence

To receive and accept apologies for absence.

Item 2: Councillor Resignation

To confirm the resignation of Councillor A Watts from the Planning Committee.

Item 3: Declarations of Interest

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

Item 4: Minutes

To agree the Minutes of the Planning Committee meeting held on Monday 2 March 2020 - attached at **Appendix A**.

Item 5: 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 6: Planning Applications for Consideration by Committee

To consider Andover Town Planning Applications on Test Valley Borough Council weekly Lists of 9, 10 & 11. List 8 has not been published at the time of going to print. Once available it can be viewed at www.testvalley.gov.uk

6.1 – 19/03060/OUTN – 24.02.2020 – ANDOVER TOWN (DOWNLANDS)

Outline application for residential development of up to 21 dwellings with access:
Silverdene, 25 Walworth Road, Picket Piece, SP11 6LY

6.2 – 20/00499/FULLN – 26.02.2020 – ANDOVER TOWN (MILLWAY)

Erection of industrial/warehouse facility (Use Class B2/B8) with ancillary office, landscaping, parking and associated works:
Plot 3, Andover Business Park, Pioneer Road, Andover, SP11 8BF

6.3 – 20/00523/FULLN – 28.02.2020 – ANDOVER TOWN (MILLWAY)

Installation of flue in each of the four turrets:
Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, Hampshire, SP10 3AJ

6.4 – 20/00456/FULLN – 28.02.2020 – ANDOVER TOWN (ST MARYS)

Demolition of nos. 7 to 11 London Street. Erection of new building comprising ground floor shop unit and 2 bed flats above:
7 – 11 London Street, Andover, Hampshire, SP10 2NU

6.5 – 20/00515/RDCAN – 28.02.2020 – ANDOVER TOWN (ST MARYS)

Demolition of existing building:
7 – 11 London Street, Andover, Hampshire, SP10 2NU

6.6 – 20/00560/FULLN – 03.03.2020 – ANDOVER TOWN (DOWNLANDS)

Remove existing single storey extensions and chimney, erection of 2 storey side extension, convert loft space and insert 2 dormers and 3 velux, remove existing porch and existing conservatory and replace with single storey front extension and single storey rear extension with balcony over. Erection of first floor to garage to provide additional accommodation and living space for granny annexe:

Windermere, OX Drove, Picket Piece, Andover, Hampshire, SP11 6ND

6.7 – 20/00596/FULLN – 05.03.2020 – ANDOVER TOWN (ROMANS)

Change use of land to open space between parcels A/B and landscape area A1:

Land at East Anton, Smannell Road, Smannell, Hampshire

6.8 – 20/00483/FULLN – 04.03.2020 – ANDOVER TOWN (WINTON)

Side extension to provide addition kitchen floorspace, utility room and WC/shower:

22 Watermills Close, Andover, Hampshire, SP10 2ND

6.9 – 20/00550/DEMN – 04.03.2020 – ANDOVER TOWN (WINTON)

Application for Prior Notification of Demolition of a wooden store:

Chantry Mead, Mead Hedges, Andover, SP10 2LS

Item 7: Decision Notices

Members are requested to note the following decision notices for Planning Applications in the Andover area from Test Valley Borough Council Lists 9, 10 & 11 attached at **Appendix B**.

List 8 has not been published at the time of going to print. Once available it can be viewed at www.Testvalley.gov.uk

Item 8: Rights of Ways

To consider the signage issues.

Item 9: Street Trees

To consider suitable types of trees for planting.

Item 10: Street Naming

To consider any notifications received from Test Valley Borough Council

Item 11: Communications from Test Valley Borough Council

To consider any notifications received from Test Valley Borough Council.

Item 12: 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 13: Communications from Hampshire County Council

To consider any communications received from Hampshire County Council.

Item 14: Street Trading Licences

To consider any applications for Street Trading Licences received.

Item 15: Items for consideration at the Next Meeting

Members are requested to inform the Clerk of the meeting of any items that they wish to be included on the next Planning Committee Agenda and to provide the Clerk of the meeting with supporting information.

Item 16: Date of the next Meeting

Members are requested to note the date of the next meeting: **Tuesday 14 April 2020 at 6pm, Town Council Offices.**

Minutes of Planning Committee

Time and date

6.00pm on Monday, 2 March 2020

Place

Andover Town Council Office, 68B High Street, Andover

Details of Attendance:

Cllr C Ecclestone (Chairman) (P)

Cllr G Davis (Vice Chairman) (A)

Cllr D Coole (P)

Cllr J Coole (P) (Arrived 6.22pm)

Cllr K Farrer (A)

Cllr L Gregori (P)

Cllr R Hughes (P)

Cllr M James (A)

Cllr R Meyer (P)

Cllr A Watts (P)

Officers Present:

Michelle Young (Committee & GDPR Officer) (Taking the Minutes)

Borough/County Councillors:

Cllr I Anderson

Cllr T Burley

Members of the Public: 2

PC 192/19 Apologies for Absence

Apologies were received and accepted from Cllr M James.

PC 193/19 Declarations of Interest

There were no declarations of interest.

PC 194/19 Minutes

It was proposed by Cllr R Meyer and seconded by Cllr D Coole that the Minutes of the Planning Committee meeting held on Monday 2 March 2020 be signed by the Chairman as a correct record.

A vote was taken, 4 for, 0 against, 2 abstentions.

RESOLVED: That the Minutes of the Planning Committee meeting held on Monday 2 March 2020 be signed by the Chairman as a correct record.

PC 195/19 Public Participation

The notes below are a precis of statements/questions. They are not recorded word for word.

Member of Public 1:

It is difficult for members of the Public to know what will be discussed in the meeting as there was no agenda on the website.

Chairman's Response:

Member of Public 1:

Apologies for the oversight, however, there was an agenda on the noticeboard.

Member of Public 2:

Has the Committee purchased a SID sign yet? Test Valley Borough Council website shows an additional charge for fixings that goes with having these. Hampshire County Council must give their approval prior to the installation of SIDS. Have you taken the extra charges into account in the budget?

Cllr D Coole's Response:

The Hampshire County Council website refers to their own equipment. With regards to the fixings, Andover Town Council is in the process of applying for permission to place SIDS on posts.

PC 196/19 Planning Applications for Consideration by Committee

To consider Andover Town Planning Applications on Test Valley Borough Council weekly Lists of 6, 7 & 8.

List 5 has not been published at the time of going to print. Once available it can be viewed at www.testvalley.gov.uk

5.1 – 20/00314/TPON – 10.02.2020 - ANDOVER TOWN (HARROWAY)

T1 – Willow – re-reduce to previous pruning points – around 3m down from tip of canopy. Retain weeping shape:
90 Charlton Road, Andover, SP10 3JY

Committee Comment: No objection

5.2 – 20/00117/LBWN – 07.02.2020 – ANDOVER TOWN (ST MARYS)

Replacement of timber dormer window:
20 Marlborough Street, Andover, Hampshire

Committee Comment: No objection

5.3 – 20/00206/RESN – 20.02.2020 – ANDOVER TOWN (MILLWAY)

Erection of building for storage and distribution (B8 use) (part details pursuant to 17/00043/OUTN Plot5) Plot A1:
Plot 5, Andover Business Park, Pioneer Road, Andover

Committee Comment:

- Is this consistent with the demands from other parties from a landscaping point of view?
- Have the necessary allowance for drainage and soakaways been put in place?

5.4 – 20/00331/FULLN – 11.02.2020 – ANDOVER TOWN (HARROWAY)

Single storey front extension to form shower room and w.c.:

75 Harrow Way, Andover, SO10 3DY

Committee Comment: No objection

(Cllr J Coole arrived at 6.22pm)

5.5 – 20/00363/FULLN – 18.02.2020 – ANDOVER TOWN (MILLWAY)

Plot 1 – F/D: Erection of two buildings for the maintenance, preparation, administration and wash down facilities of motor home vehicles for hire with access and parking. Plot 1 – H: storage and distribution of vehicles (B8 use) with associated access and parking:

Land at Andover Business Park (Plots 1 F/D and H), Hawker Siddeley Way, Andover

Committee Comment:

- **Have the necessary soakaways and proper environmental facilities been put n place for washing of vehicles?**
- **Is this consistent with the demands from other parties?**

5.6 – 20/00209/FULLN – 11.02.2020 – ANDOVER TOWN (WINTON)

Erection of rear conservatory:

47 Coachways, Andover, SP10 2SJ

Committee Comment: No objection

5.7 – 20/00367/FULLN – 17.02.2020 – ANDOVER TOWN (WINTON)

Alterations to existing Conservatory and erection of 1st floor extension over to provide enlarged bathroom and dressing room:

43 Hedge End Road, Andover, SP10 2DJ

Committee Comment: No objection

5.8 – 20/00306/FULLN – 24.02.2020 – ANDOVER TOWN (DOWNLANDS)

Formation of new warehouse by the reduction in size of Unit 5 including associated alterations:

Unit 5, Kingsway, North Way

Committee Comment:

- **Is the reduction in parking in line with the Local Plan?**
- **Is this compliant with landscaping percentages in the area?**

5.9 – 20/00389/FULLN – 24.02.2020 – ANDOVER TOWN (HARROWAY)

First floor extension to form enlarged bedroom:

28 Bremen Gardens, Andover, SP10 4LQ

Committee Comment: No objection

6.0 – 20/00407/FULLN – 21.02.2020 – ANDOVER TOWN (HARROWAY)

Installation of two external flues to unit 2:

Darby Gate, Unit 1-2, Hopkinson Way, Portway Business Park

Committee Comment - Objection:

- **No detail included regarding the environmental impact from the flues.**
- **No detail included on the type of flue being installed.**

6.1 – 20/00417/FULLN – 21.02.2020 – ANDOVER TOWN (HARROWAY)

Single storey side and rear extension to provide enlarged kitchen/dining area, utility/shower, erection of front porch, construction of vehicular access and front and side parking areas:

1 Mylen Road, Andover, SP10 3HJ

Committee Comment: No objection

6.2 – 20/00450/CLPN – 25.02.2020 – ANDOVER TOWN (HARROWAY)

Application for a lawful development certificate for proposed rebuilding of side extension:

14 Ashfield Road, Andover, Hampshire

Committee Comment: No objection

6.3 – 20/00379/FULLN – 19.02.2020 – ANDOVER TOWN (WINTON)

Demolition of dining room and erection of kitchen/family room extension:

6 Anton Road, Andover, SP10 2EN

Committee Comment: No objection

6.4 – 20/00298/FUULN – 28.02.2020 – ANDOVER TOWN (ST MARYS)

Provision of external step lift in rear garden:

57 Highlands Road, Andover, SP10 2PZ

Committee Comment: No objection

6.5 – 20/00436/CLPN – 26.02.2020 – ANDOVER TOWN (WINTON)

Application for lawful development certificate for proposed removal of conservatory, single-story rear extension and replacement of tile hanging with vertical cedar boarding:

11 Sainsbury Close, Andover, Hampshire

Committee Comment: No objection

6.6 – 20/00445/FUULN – 28.02.2020 – ANDOVER TOWN (DOWNLANDS)

Conversion of integral garage and addition of new window to front elevation:

18 Hartack Close, Andover, Hampshire

Committee Comment – Objection:

- No information provided detailing what the garage is being converted into.
- No floor plan provided.
- If the garage is being converted into a bedroom, then the current parking provision will be inadequate.

6.7 – 20/00474/FULLN – 27.02.2020 – ANDOVER TOWN (HARROWAY)

Single Storey rear extension to provide enlarged kitchen:

57 Ward Close, Andover, SP10 3TB

Committee Comment: No objection

6.8 – 20/00510/FULLN – 28.02.2020 – ANDOVER TOWN (MILLWAY)

Demolition of conservatory, erection of single storey rear extension to provide lounge and dining room:

29 Exbury Way, Andover, Hampshire

Committee Comment: No objection

PC 197/19 Decision Notices

The Decision notices for Lists of 6, 7 & 8 were noted.

PC 198/19 Location of Approved Speed Indicator Sign

Members considered a possible location site for the approved Speed Indicator Sign (SID) on the B3400. It was noted that there was to be a meeting with residents, to discuss the multiple locations for the SID to be moved around to.

It was suggested that in view of the Hampshire Highways ruling that SIDs cannot be permanently positioned in one site, that only one SID needed to be purchased and could be alternated around multiple sites. Councillors could be responsible for the maintenance of the SID whilst in their respective wards, to keep costs to a minimum. Further costs were also considered such as training and Public Liability Insurance.

It was agreed that Officers would investigate the following:

- The possibility of applying for dispensation to enable a SID to be placed on the B3400 which has a 50mph speed limit currently in force.
- Any additional costings for Public Liability Insurance.

PC 199/19 Street Furniture and Bins

Members considered new locations for the placement of bins.

It was suggested that a bin could be placed at each entrance of the underpass on the Vigo Recreation Ground roundabout and Shaws Walk. Some Members felt that Test Valley Borough Council should be responsible for the maintenance and emptying of the bins.

It was agreed that Councillor D Coole would approach Test Valley Borough Council to seek permission for the placement of bins and will bring this discussion back to a future Planning Committee meeting.

PC 200/19 Street Trees

Members considered the placement of trees in the Andover Town Centre.

Members discussed which type of tree would be planted and the possible future consequences such as root damage to surrounding pathways. It was suggested that raised beds, and pollarded trees be planted as they are easy to control, shallow rooted and evergreen.

Members noted that Councillor C Ecclestone had contacted Andover Trees relating to the above and was waiting for a response. It was also suggested that Andover Trees could be invited to a Planning Committee Meeting to give advice and suggestions on how to proceed with Street Trees.

PC 201/19 Final Selection of Neighbourhood Plan Quotes

Members noted the Chairman of the Committee's report for "Competitive Tender for Andover Conservation Zone Design Statement." (*Attached for record Minutes*) The report clarified that several requests for tenders were made and the only successful offer received was from Portus Whittier of Cirencester.

Members debated the inconsistency of each request in respect of the statement of requirement content. Some Members also felt that the process of the tendering had not been followed correctly as the negotiations had not been actioned in writing by the Officers of the Town Council and that the potential budget had also been disclosed. It was requested that it be minuted that the tender process be referred to the Independent Auditor.

One Member commented that "The statement of requirement is simple. It is just to produce a Design Statement."

It was proposed by Councillor C Ecclestone and seconded by Councillor R Meyer that in the absence of other interested parties, the Portus + Whitton offer is accepted.

A vote was taken, 4 for, 2 against, 1 abstention.

RESOLVED: That In the absence of other interested parties, the Portus + Whitton offer is accepted.

PC 201/19 Street Naming

There were no Street Naming applications received.

PC 202/19 Communications from Test Valley Borough Council

Members noted the following:

- The appeal for Planning Application relating to Northwood, 9 London Road, Andover Down, SP11 6LJ was dismissed.
- The appeal for Planning Application relating to Land at Garden Close, Walled Meadow, Andover, SP10 2RU was dismissed.
- Public Path Creation Order
- Proposed Off Street Parking Order for Andover.

PC 203/19 Test Valley Borough Council – Northern Area Planning Committee

There were no communications received from Northern Area Planning Committee.

PC 204/19 Communications from Hampshire County Council

There were no communications from Hampshire County Council.

PC 205/19 Street Trading Licences

Members considered a Street Trading application in the name of Resul Koksal for a burger van to be located in Smannell Road, Andover.

Committee Comment: Objection due to the trading hours stated in the application, which coincide with a nearby local school's closing time.

Members considered a Street Trading application in the name of Chat Together CIC, located in the lower High Street, Andover.

Committee Comment: No objection

PC 206/19 Items for consideration at the next meeting

The following items were added for consideration at the next meeting:

- Rights of Ways
- Street Trees

PC 207/19 Date of Next Meeting

Members noted the date of the next meeting: **Monday 23 March 2020 at 6pm, Town Council Offices.**

The Chairman closed the meeting at 7.43pm.

CHAIRMAN

DATE

Appendix B: Members Information List 9 & 10

B

MEMBERS' INFORMATION LIST

28/02/2020 (List No. 9)

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (MILLWAY)	20/00100/PDHN	13.01.2020	Notification of proposed works to a dwelling - Single storey rear extension (length from rear wall of original dwelling house 4.75 metres, height 3 metres, height to eaves 2.2 metres) - 5A Junction Road, Andover, Hampshire	PRIOR APPROVAL NOT REQUIRED	24.02.2020

NORTHERN AREA PLANNING APPLICATIONS REFUSED

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE	REASONS
ANDOVER TOWN (DOWNLANDS)	19/03069/FULLN	03.01.2020	Erection of 6 dwellings, following demolition of existing dwelling - Greenacre, Walworth Road, Picket Piece	REFUSE	28.02.2020	SEE BELOW

01. The proposed development would fail to respect or integrate with the character of the area. In particular plots 2 - 6 would appear cramped, overcrowded and incongruous with their suburban surroundings. Furthermore, there is insufficient space for landscaping to soften the built form of the development. The development therefore fails to accord with the requirements of Policy E1 and E2 of the Test Valley Borough Revised Local Plan 2016.

02. The proposed parking layout would not provide for any visitor parking space as required by the minimum parking standards set out within the requirements of policy T2 of the Test Valley Borough Revised Local Plan 2016.

03. The proposed development would have a layout that would not provide sufficient space for the turning of refuse vehicles which would represent an unacceptable risk to highway safety and would therefore conflict with policy T1 of the Test Valley Borough Revised Local Plan 2016.

04. No information has been provided in relation to waste water created from the proposed development to demonstrate that the development would achieve nutrient neutrality. Without this there would be an unreasonable likelihood of harm caused to the Solent's protected habitats and bird species. The development thereby conflicts with Policies E5 and E8 of the Test Valley Borough Revised Local Plan 2016.

05. Insufficient information has been provided to demonstrate that the proposed development would not have an adverse impact on biodiversity of the site. The development is likely to have an unacceptable and harmful impact on bats, reptiles and dormouse. Therefore, the proposal fails to accord with policy E5 of the Test Valley Borough Revised Local Plan 2016.

NORTHERN AREA TREE/HEDGEROW APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (DOWNLANDS)	20/00148/TPON	20.01.2020	Beech (T1) - Reduce and shape 1x Beech tree by 4m and reduce away from house by 2.5m Beech (T2) - Reduce and shape 1x Beech tree by 4m - Applecross, 5A Walworth Road, Picket Piece	CONSENT subject to conditions and notes	24.02.2020
ANDOVER TOWN (MILLWAY)	20/00220/TPON	28.01.2020	T1 - Sycamore - cut back to points shown on photos - 5 Saor Mews, Andover, Hampshire	CONSENT subject to conditions and notes	26.02.2020
ANDOVER TOWN (ST MARYS)	20/00113/TPON	30.01.2020	No.20 - T1 Hornbeam reduce by 5 metres No.21 - T2 Sycamore remove 2 limbs as shown No.22 - T3 Mulberry Tree - fell - 20, 21 And 22 Winton Chase, Andover, Hampshire	PART CONSENT/PART REFUSAL	26.02.2020

MEMBERS' INFORMATION LIST

06/03/2020 (List No.10)

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (DOWNLANDS)	19/02091/FULLN	29.08.2019	Erection of 18 flats - Land at Picket Twenty, Picket Twenty, Andover	WITHDRAWN	02.03.2020
ANDOVER TOWN (HARROWAY)	19/02017/NMA1	04.02.2020	Change to window and door on south elevation and internal alterations - Amendment to planning permission numbered 19/02017/FULLN - 37 Cusden Drive, Andover, Hampshire	APPROVAL of Non-Material Amendment	03.03.2020

ANDOVER TOWN (ROMANS)	20/00048/FULLN	09.01.2020	Two storey front extension to form study and bedroom - 45 Venice Court, Andover, SP10 5JH	PERMISSION subject to conditions & notes	05.03.2020
ANDOVER TOWN (ST MARYS)	19/02759/FULLN	07.01.2020	Single storey front extension to lounge - 28 Highlands Road, Andover, SP10 2PY	PERMISSION subject to conditions & notes	03.03.2020

NORTHERN AREA TREE/HEDGEROW APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (HARROWAY)	20/00268/TPON	04.02.2020	(T2) Beech - Crown lift over car park to 4 metres from ground level (T4) Norway Maple - Crown lift over highway to 5 metres from ground level, clear lamp column to allow 0.5m clearance (T8) Lime - Crown lift over parking area to 4 metres from ground level (T9) Sycamore - Prune to clear streetlamp to allow 0.5m clearance - Porters Close, Andover, Hampshire	CONSENT subject to conditions and notes	05.03.2020
ANDOVER TOWN (HARROWAY)	20/00314/TPON	07.02.2020	T1 - Willow - re-reduce to previous pruning points - around 3m down from tip of canopy. Retain weeping shape. - 90 Charlton Road, Andover, SP10 3JY	CONSENT subject to conditions and notes	06.03.2020
ANDOVER TOWN (MILLWAY)	20/00217/TPON	28.01.2020	T1 - Poplar - Remove the broken, split and crossing branches. - 14 Beaumaris Close, Andover, SP10 2UB	CONSENT subject to conditions and notes	04.03.2020