

ANDOVER TOWN COUNCIL

Planning Committee Meeting Agenda
Monday 9th December 2019



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 9 December 2019 at 6.00pm** when it is proposed to transact the following business: -

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

Wendy R Coulter

3rd December 2019

ANDOVER TOWN COUNCIL

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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 and accept apologies for absence.

Item 2: Declarations of Interest

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

Item 3: Minutes

To agree the Minutes of the Planning Committee meeting held on Monday 11 November 2019 - attached at **Appendix A**.

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 Andover Town Planning Applications on Test Valley Borough Council weekly Lists of 45, 46 & 47.

5.1 – 19/02654/FULLN – 08.11.2019 – ANDOVER TOWN (HARROWAY)

Demolition of existing shop, removal of LPG tank, construction of shop and car parking at:
Portway Service Station, 280 Weyhill Road, Andover, Hampshire, SP10 3LS

5.2 – 19/02688/VARN – 08.11.2019 – ANDOVER TOWN (HARROWAY)

Relaxation of requirements of condition 10 of TVN.04861/16 restricting the use of the garage to allow conversion of garage to dining area (retrospective) at:
3 Borkum Close, Andover, SP10 4LE

5.3 – 19/02658/VARN – 06.11.2019 – ANDOVER TOWN (ROMANS) ANDOVER TOWN (DOWNLANDS)

Variation of Condition 1 (Approved plans) of TVN.03040 (Use of existing farm buildings and land on an "open farm" basis) to substitute drawing number CBC 80 151 with 1931.01B – Site Location, 1931.02B Upper parking layout and 1931.03B Lower parking layout at:

Finkley Down Farm, Finkley Road, Finkley, SP11 6NF

5.4 – 19/02751/FULLN – 15.11.2019 – ANDOVER TOWN (MILLWAY)

Demolition of existing single storey rear extension and chimney to rear elevation and erection of two storey side extension to form enlarged living accommodation and 2 NO additional bedrooms and a shower room to 1st floor at:

Park View, 1 Windsor Road, Andover, SP10 3HX

5.5 – 19/02743/FULLN – 15.11.2019 – ANDOVER TOWN (ROMANS)

Two storey side extension to provide w.c., utility and enlarged kitchen/dining with enlarged bedroom above at:

46 Swallowfields, Andover, Hampshire, SP10 5PN

5.6 – 19/02614/FULLN – 12.11.2019 – ANDOVER TOWN (ST MARYS)

Single storey rear extension and porch to front; reface exterior with brick to ground floor and tile hung cladding to first floor at:

64 Pilgrims Way, Andover, SP10 5HP

5.7 – 19/02657/LBWN – 12.11.2019 – ANDOVER TOWN (ST MARYS)

Repair works to internal walls and external archway at:

6 Bridge Street, Andover, SP10 1BH

5.8 – 19/02771/FULLN – 18.11.2019 – ANDOVER TOWN (HARROWAY)

Proposed change of use and earthworks to extend the operational area of Andover Grid Electricity Substation and creation of a second vehicular access to the substation from Redon Way at:

Andover Grid Electricity Substation, Charlton Road, Andover, Hampshire

5.9 – 19/02766/FULLN – 20.11.2019 – ANDOVER TOWN (MILLWAY)

Demolition of existing and construction of new garage in rear garden at:

94 Salisbury Road, Andover, Hampshire, SP10 2LJ

6.0 – 19/02787/FULLN – 21.11.2019 – ANDOVER TOWN (ST MARYS)

Installation of 3 LED floodlights at:

The Globe Hotel, 23 High Street, Andover, SP10 1LJ

6.1 – 19/02798/FULLN – 21.11.2019 – ANDOVER TOWN (ST MARYS)

Erection of two bin stores, with hard standing and enclosed with a brick wall at:

Land at Garden Close, Walled Meadow, Andover, Hampshire, SP10 2RU

6.2 – 19/01790/FULLN – 19.11.2019 – ANDOVER TOWN (WINTON)

Change of use from office space and café to non-residential institutions (D1), assembly and leisure (D2), business (B1), food and drink (A3) and hot food takeaway (A5) at:

The Owls Nest, 21 Winchester Street, Andover, Hampshire, SP10 2EF

6.3 – 19/02742/FULLN – 19.11.2019 – ANDOVER TOWN (WINTON)

Installation of a step lift at:

59 South End Road, Andover, SP10 2DT

NOTIFICATION OF A LARGER HOME EXTENSION – FOR INFORMATION ONLY

6.4 – 19/02696/PDHN – 20.11.2019 – ANDOVER TOWN (WINTON)

Notification of proposed works to a dwelling – Single storey rear extension (length from rear wall of original dwelling house 4m, height 2.8m, height to eaves 2.6m) at:

4 South View Gardens, Andover, Hampshire, SP10 2AG

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 45, 46 & 47 attached at **Appendix B**.

Item 7: Street Naming

To consider any notifications received from Test Valley Borough Council.

Item 8: Communications from Test Valley Borough Council

To receive any communications from Test Valley Borough Council.

Item 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 (NAPC) require further comment and or representation from the Town Council.

Item 10: Communications from Hampshire County Council

To consider any communications received from Hampshire County Council.

Item 11: Street Trading Licences

To consider any applications for Street Trading Licences received.

Item 12: Motions from Councillors

Proposed by Cllr C Ecclestone.

Motion one:

This committee requests that the Full Council:

1. Advises TVBC that all historically inappropriate street furniture be removed from the High Street in the Andover Conservation Area and replaced with historically appropriate street furniture.
2. Advises TVBC and HCC that all street lighting in the Conservation Area should be historically appropriate and consistent.
3. Advises TVBC that it requests the removal of the “concrete” balls from the High Street as inconsistent with the status of the High Street as the core of the Conservation Area.

Proposed by Cllr C Ecclestone

Motion Two:

This committee requests that Full Council advises TVBC to implement the specific conditions of “Chairs and tables in the public highway” licensing conditions with regard to distance from frontage that is currently being breached by numerous licensees in the Upper High Street, the High Street, Bridge Street and at the Guildhall.

Proposed by Cllr C Ecclestone

Motion Three:

This committee requests that Full Council request that TVBC advise its tenant in the Guildhall, as part of the proposed cleaning of said building, that all commercial signage on the front (south-facing) façade of the Guildhall be removed and NOT replaced.

Item 13: Design Statement/Neighbourhood Plan Steering Group

To consider a way forward for either an Andover Design Statement or Neighbourhood Plan.

Item 14: Consultations

To consider and make comments on behalf of the Town Council on the Wheelabrator Harewood consultation regarding the proposed application for a new waste-to-energy facility and associated development – link to the consultation:

<https://www.wtiharewood.co.uk>

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.

Item 16: Date of The Next Meeting

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

Appendix A: Minutes of the last meeting

A

Time and date

6.00 pm on Monday, 11 November 2019

Place

Andover Town Council Office, 68B High Street, Andover

Details of Attendance:

Cllr C Ecclestone (Chairman) (A) Cllr G Davis (Vice Chairman) (P) Cllr L Banville (A)
Cllr D Coole (P) Cllr K Farrer (A) Cllr M James (A) Cllr R Meyer (P) Cllr R Rowles (A)
Cllr A Watts (P)

Officers Present:

Wendy Coulter (Town Clerk)
Michelle Young (Committee & GDPR Officer) (Taking the Minutes)

Members of the Public: 3

In the absence of the Chairman of the Planning Committee, the Proper Officer present, asked the members of the Planning Committee if there were any volunteers or nominations for a Vice Chairman of the Planning Committee.

Election of Vice Chairman

It was proposed by Cllr R Meyer and seconded by Cllr D Coole that Cllr G Davis be elected Vice Chairman until the end of the Municipal Year (May 2020).

A vote was taken which was unanimous.

There were no other volunteers or nominations.

RESOLVED: That Cllr G Davis be elected as Vice Chairman of the Planning Committee until the end of the Municipal Year (May 2020).

PC 112/19 Apologies for Absence

Apologies were received and accepted from Cllrs C Ecclestone, K Farrer, M James and R Rowles.

PC 113/19 Declarations of Interest

There were no declarations of interest.

PC 114/19 Minutes

It was proposed by Cllr D Coole and seconded by Cllr A Watts that the Minutes of the Planning Committee meeting held on 21 October 2019 be signed by the Chairman as a correct record.

A vote was taken, 2 for, 2 abstentions.

RESOLVED: That the Minutes of the Planning Committee meeting held on 21 October 2019 be signed by the Chairman as a correct record.

PC 115/19 Public Participation

Member of Public 1:

Thank you for the opportunity to speak on the issue of the Wheelabrator development. The original application only covered an unrealistic environmental radius of 5km which excluded Andover. This has now been extended to 15km, which includes Andover. This makes it important that Andover Town Council lodges an appropriate objection based on material considerations to defend the interests of our residents. I have a list of factors which I strongly recommend you to consider if you raise an objection:

1. We should concentrate on recycling not on burning waste. This plant incentivises the wrong behaviour.
2. Hampshire already has enough incineration capacity to deal with its own needs.
3. The estimated 400 plus additional lorry movements will significantly increase traffic and pollution not just on the A303 but also the link roads.
4. The facility whilst it might generate electricity has not yet identified a use for the large amounts of hot water produced. In other parts of the world, this water is often used to heat local housing. On current plans most of this energy will be wasted.
5. The whole Test Valley area suffers from acute water stress. No proper investigation has been carried out on how the facility will impact the chalk groundwater and its environmental impact.
6. The site would contribute to global warming and air pollution without any appreciable economic benefit to the local communities.
7. Air pollution is not well monitored on a regular basis by Test Valley Borough Council and additional monitoring resources will be required if the facility is built.
8. There will be a significant impact on landscape. The site is currently greenfield. It will be unseemly and bigger than Winchester Cathedral with chimneys erected to 100m. It is only 3km south of the North Wessex Downs AONB and clearly dwarfs the neighbouring villages.

I would suggest you object to this and record it formally.

Member of Public 2:

Planning application 19/02433/FULLN, nail bar in George Yard. This is a listed building. This needs to be look at carefully to ensure the door and windows will be kept in keeping with the original part of the building.

Planning application 19/02453/PDON, change of use Class O. What is this referring to?

Planning application 19/02537/PDRN, approval under Class R to make a storage and distribution unit. Ox Drove is a very narrow road, on which vehicles cannot pass. It is going to cause an increase in traffic and danger due to the larger vehicles using Ox Drove. I suggest you object to this at Full Planning.

Member of Public 3:

I agree with all of the comments made.

PC 116/19 Planning Applications for Consideration by Committee

The following observations from Lists of 42, 43 & 44 were made and submitted to the Planning Authority, Test Valley Borough Council:

5.1 – 19/02433/FULLN – 18.10.2019 - ANDOVER TOWN (ST MARYS)

Change of use to nail bar (Sui Generis) with external alterations to provide door and two windows; internal alterations to replace existing wc's with three treatment rooms, kitchen area and w.c. at:

The George Yard, Unit 3, George Yard, Andover, SP10 1PD **and**

5.2 – 19/02434/LBWN – 18.10.2019 – ANDOVER TOWN (ST MARYS)

Change of use to nail bar (Sui Generis) with external alterations to provide door and two windows; internal alterations to replace existing wc's with three treatment rooms, kitchen area and w.c. at:

The George Yard, Unit 3, George Yard, Andover, SP10 1PD

Committee Comment: Objection – Comments:

Request that the Listed Building Officer look into this further. Difficult to see any details regarding what materials are being used for the replacement door and windows. Needs to be in keeping with the rest of the listed building. There is a concern that there are a large number of nail bars in Andover Town Centre.

5.3 – 19/02296/TPON – 23.09.2019 – ANDOVER TOWN (WINTON)

T2 – Sycamore – crown lift (2-3m) and reduction (20-30%), due to excessive shading and low amenity value.

T15 – Ash – crown lift (2-3m) and reduction (20-30%), due to excessive shading and low amenity value.

T10 – Sycamore – crown reduction (10-20%), due to excessive shading and low amenity value.

T5 - Sycamore – crown lift (2-3m) and reduction (20-30%), due to excessive shading and low amenity value.

T6 – Sycamore – crown lift (2-3m) and reduction (20-30%), due to excessive shading and low amenity value at:

2 Wykeham Place, Winchester Gardens, Andover, SP10 2FF

Committee Comment: No objection

5.4 – 19/02528/FULLN – 22.10.2019 – ANDOVER TOWN (DOWNLANDS)

Conversion of detached garage to form annex, to provide additional living space at:
Fallenden, Ox Drove, Picket Piece, SP11 6ND

Committee Comment: Objection – Comment:

The Planning application depicts the annex as a separate building and not an annex.

5.5 – 19/02502/FULLN – 21.10.2019 – ANDOVER TOWN (MILLWAY)

Erection of conservatory at:
33 Elder Crescent, Andover, Hampshire, SP10 3XY

Committee Comment: No objection

5.6 – 19/02551/TPON – 23.10.2019 – ANDOVER TOWN (MILLWAY)

Fell Cherry tree grind out stump. The tree has a very aggressive root system with mature epicormic growth situated 0.5 meters from drainage and is lifting tarmac at:
10 Celtic Drive, Andover, SP10 2UA

Committee Comment: Objection – Comments:

No evidence of damage being caused. More information regarding the age of the tree is required also.

5.7 – 19/02555/FULLN – 24.10.2019 – ANDOVER TOWN (MILLWAY) PENTON MEWSEY

Installation of a sprinkler tank, pump house and condenser units (Retrospective) at:
Unit 2, Pioneer Road, Andover Business Park, Andover, Hampshire, SP11 8EZ

Committee Comment: No comment

5.8 – 19/02459/OBLN – 22.10.2019 – ANDOVER TOWN (ROMANS)

Discharge of Planning Obligation on 18/01991/RESN in relation to Part 4 to provide details of the proposed Management Company at:
Land at East Anton, Smannell Road, Smannell, Hampshire

Committee Comment: No comment

5.9 – 19/02497/ADV N – 21.10.2019 – ANDOVER TOWN (ST MARYS)

Display of non-illuminated fascia sign at:
25 High Street, Andover, SP10 1LJ

Committee Comment: Objection – Comment:

Would suggest a sign more in keeping with the rest of the conservation area of the town centre. Would suggest a sign with more natural materials.

6.0 – 19/02544/CLPN – 23.10.2019 – ANDOVER TOWN (ST MARYS)

Application for a lawful development certificate for proposed single storey side extension at:
20 Madrid Road, Andover, SP10 1JR

Committee Comment: No objection

6.1 – 19/02506/FULLN – 22.10.2019 – ANDOVER TOWN (WINTON)

Replace step lift and associated works relating to the base for the lift, retaining walls and railings at:
22 Herons Rise, Andover, SP10 2DY

Committee Comment: No objection

NOTIFICATION OF A CHANGE OF USE (FOR INFORMATION ONLY)

6.2 – 19/02453/PDON – 14.10.2019 – ANDOVER TOWN (WINTON)

Prior notification for change of use under Class O – Change of use from offices to 38 dwellings at:
Crown Buildings, 6-8 London Street, Andover, Hampshire, SP10 2PA

Committee Comment: Contact the Planning Officer for further information.

6.3 – 19/02537/PDRN – 25.10.2019 – ANDOVER TOWN (DOWNLANDS)

Notification for Prior Approval under Class R – Change of use of an agricultural building to B8 use (storage and distribution) at:

Fairfield Farm, Ox Drove, Picket Piece, Andover, Hampshire, SP11 6LU

Committee Comment: Objection – Comments:

Concerned about the increase in traffic flow, the amount of traffic including larger vehicles using Ox Drove, as it is only a very narrow road. Difficult for vehicles to pass.

NOTIFICATION OF A LARGER HOME EXTENSION – FOR INFORMATION ONLY

6.4 – 19/02532/PDHN – 21.10.2019 – ANDOVER TOWN (DOWNLANDS)

Notification of proposed works to a dwelling – Single storey rear extension (length from rear wall of original dwelling house 5m, height 4m, height to eaves 3m)

Committee Comment: Noted

6.5 – 19/02381/FULLN – 28.10.2019 – ANDOVER TOWN (DOWNLANDS)

Replacement of flat roof and ground floor extension to provide extended sitting room, bathroom and vestibule at:

Lime Tree Cottage, 22 The Middleway, Andover Down, SP11 6LS

Committee Comment: No objection

6.6 – 19/02592/FULLN – 29.10.2019 – ANDOVER TOWN (HARROWAY)

Two storey side and rear extension to provide lobby, utility/shower room, kitchen/dining room with 2 bedrooms and bathroom over at:

23 Ferndale Road, Andover, SP10 3HQ

Committee Comment: No objection

6.7 – 19/02598/FULLN – 30.10.2019 – ANDOVER TOWN (HARROWAY)

Two storey rear extension to provide kitchen/living area with two bedrooms over at:

21 Ferndale Road, Andover, SP10 3HQ

Committee Comment: No objection

6.8 – 19/02600/FULLN – 31.10.2019 – ANDOVER TOWN (ROMANS)

First floor extension over garage to form ensuite and dressing room at first floor and loft conversion with two dormer windows to provide bedroom, bathroom and dressing room (Amended scheme) at:

100 Olympic Park Road, Andover, SP11 6RY

Committee Comment: No objection

6.9 – 19/02240/ADV N – 07/11/2019 – ANDOVER TOWN (ST MARYS)

A: 1 x double sided externally illuminated hanging sign, B: 3 x LED floodlights, C: 1 x sign written name, D: 1 x A1 lockable poster case and E: 2 x lantern lights at:

The Globe Hotel, 23 High Street, Andover **and**

7.0 – 19/02287/LBWN – 07/11/2019 – ANDOVER TOWN (ST MARYS)

Erection of illuminated and non illuminated signage and lighting to the exterior of the building at:

The Globe Hotel, 23 High Street, Andover

Committee Comment: Objection – Comment:

Not in keeping with Conservation area, listed building and historical building.

7.1 – 19/02523/VARN – 07.11.2019 – ANDOVER TOWN (ROMANS)

Cease use of garage for vehicle parking – (Relaxation of requirements of Condition 23 of Planning Permission TVN.09258) at:

3 Furrow Way, Andover, SP11 6FN

Committee Comment: No objection – Comment:

Provided that sufficient car parking space has been provided.

7.2 – 19/02637/FULLN – 07.11.2019 – ANDOVER TOWN (ST MARYS)

Removal of existing entrance structure at:

Enham Arch Retail Park, Unit 1, Newbury Road, Andover

Committee Comment: No objection

7.3 – 19/02639/FULLN - 05.11.2019 – ANDOVER TOWN (HARROWAY)

Erection of a 3 bedroom dwelling at:

18 Nestor Close, Andover, Hampshire

Committee Comment: No objection – Comment:

Over development for the size of plot. Out of keeping with the rest of the close.

7.4- 19/02644/TPON – 05.11.2019 – ANDOVER TOWN (ROMANS)

T1 – Sycamore – reduce crown up to 3m off sides and 3m off tree height to bring tree to 18m from 21m at:

56 Barley Road, Andover, Hampshire

Committee Comment: No objection

PC 117/19 Decision Notices

The Decision notices for Lists of 42, 43 & 44 were noted.

PC 118/19 Street Naming

Members considered the following street naming applications:

Land adjacent Rose Cottage, 17A Picket Piece, Andover, SP11 6LY
to

Townsend, 17B Picket Piece, Andover, SP11 6LY

Land at Hawker Siddeley Way, Andover Business Park, Andover
to

PureGym, Hawker Siddeley Way, Andover Business Park, Andover, Sp11 8BF

No objections to the street naming proposals.

PC 119/19 Communications from Test Valley Borough Council

There were no communications from Test Valley Borough Council.

PC 120/19 Test Valley Borough Council – Northern Area Planning Committee

There were no communications from Northern Area Planning Committee.

PC 121/19 Communications from Hampshire County Council

There were no communications from Hampshire County Council.

PC 122/19 Street Trading Licences

There were no street trading licences received.

PC 123/19 Neighbourhood Plan Steering Group

In the absence of the Chairman, this item was deferred to the next Planning Committee meeting.

PC 124/19 Consultations

Wheelabrator Harewood Consultation

Members agreed to defer this item to the next Planning Committee meeting.

PC 125/19 Items for consideration at the next meeting

There were no additional items requested.

PC 126/19 Date of Next Meeting

Members are requested to note the date of the next meeting: **Monday 2 December 2019 at 6pm, Town Council Offices.**

Members were asked to note that the Planning Committee meeting on 23 December 2019 has been re-scheduled to 6 January 2020, in agreement with the Chairman.

The Chairman closed the meeting at 7.16pm

CHAIRMAN:

DATE:

Appendix B: Members Information List

B

08/11/2019 (List No.45), 15/11/2019 (List No. 46) & 22/11/2019 (List No. 47)

NORTHERN AREA PLANNING APPLICATIONS APPROVED/WITHDRAWN

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE
ANDOVER TOWN (MILLWAY)	19/02216/CLPN	13.09.2019	Certificate of proposed lawful development for internal alterations to provide additional living space, and extend paving slab path to accommodate 3 cars - 15 Hibiscus Crescent, Andover, Hampshire	ISSUE CERTIFICATE	08.11.2019
ANDOVER TOWN (ST MARYS)	19/02335/PDON	30.09.2019	Prior approval notification for change of use under Class O - Change use of offices to 6 flats - 16 Bridge Street, Andover, Hampshire	Prior Approval Required and Granted	06.11.2019
ANDOVER TOWN (WINTON)	19/02134/FULLN	11.09.2019	Single and two storey rear extension to form enlarged kitchen/dining room with bedroom accommodation over, erect front porch, provide pitched roof over garage - 41 Wellesley Road, Andover, SP10 2HF	PERMISSION subject to conditions & notes	06.11.2019
ANDOVER TOWN (WINTON)	19/02162/FULLN	25.09.2019	Change of use of Suite 5 in Wolversdene Club to a taxi booking office - Suite 5, Wolversdene Club, Dene Road	PERMISSION subject to conditions & notes	06.11.2019
ANDOVER TOWN (WINTON)	19/02313/PDHN	25.09.2019	Notification of proposed works to a dwelling - Single storey rear extension (length from rear wall of original dwelling house 7.2m, height 3.6m, height to eaves 3.6m) - 12 Anton Road, Andover, Hampshire	PRIOR APPROVAL NOT REQUIRED	06.11.2019
ANDOVER TOWN (HARROWAY)	19/02259/FULLN	17.09.2019	Two storey side and rear extension, single storey rear orangery, to provide additional living space and accommodation - 206 Weyhill Road, Andover, SP10 3BG	PERMISSION subject to conditions & notes	12.11.2019
ANDOVER TOWN (MILLWAY)	19/02221/FULLN	23.09.2019	First floor extension over garage to provide additional bedroom and ensuite with raising roof of the garage -	PERMISSION subject to conditions & notes	14.11.2019

			50 Shaw Close, Andover, Hampshire		
ANDOVER TOWN (MILLWAY)	19/02281/FULLN	20.09.2019	Construction of a bulk outload facility to replace the existing bulk outload facility on the site - Premier Foods Group, Millway Road, Andover	PERMISSION subject to conditions & notes	15.11.2019
ANDOVER TOWN (WINTON)	19/02250/FULLN	18.09.2019	Conversion of existing double garage into a two-bedroom self-contained annexe - 82 Winchester Road, Andover, Hampshire	PERMISSION subject to conditions & notes	13.11.2019

NORTHERN AREA PLANNING APPLICATIONS REFUSED

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE	REASONS
ANDOVER TOWN (ROMANS)	19/01299/FULLN	10.09.2019	Erection of 2 houses - Land Adjacent Berry View, Swallowfields, Andover	REFUSE	05.11.2019	SEE BELOW

01. The proposal has failed to demonstrate that there would not be a loss of a community facility, being a former pre-school site. It has not been demonstrated that there is no longer a need for that facility for its existing use or another community use. The proposed redevelopment would be contrary to Policy COM14 of the Test Valley Borough Revised Local Plan (2016) and there are no material considerations that would outweigh this conflict.
02. The proposed development, by virtue of its layout, appearance and building style would fail to integrate, respect or complement the character of the area. The proposal would result in a visually incongruous form of development within the surrounding area. As such the proposal is of poor design that fails to improve the character, function and quality of the area. It would have a detrimental impact on the appearance of the immediate area and it has not been demonstrated that the existing and proposed landscaping would enable the development to positively integrate into the landscape character of the area. As such it is contrary to Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).
03. Due to lack of any noise assessment or information about how noise has been taken into account with the layout and design of the proposed dwellings, the application fails to demonstrate that the design and layout of the proposal can achieve a satisfactory level of internal and external amenity for its future occupants. The application fails to ensure that the occupants of the dwelling would not be subject to an unacceptable level of noise from the adjacent road and railway to the detriment of their amenity or that appropriate mitigation measures could be secured while achieving an acceptable standard of accommodation. As such the proposal fails to comply with policies LHW4 and E8 of the Test Valley Borough Revised Local Plan (2016).
04. The gardens of the proposed dwellings would be overlooked by the first-floor side windows of Berry View adjacent, which are in close proximity to the boundary. As such the gardens would not provide private open space appropriate for the needs of residents, contrary to policy LHW4 of the Test Valley Borough Revised Local Plan (2016)

05. No information has been provided in relation to waste water created from the proposed development and the proposal has failed to demonstrate nutrient neutrality. As such, it can not be demonstrated that the proposal will not have a likely significant effect on the internationally designated sites in the Solent. The development is not in accordance with Policies, E5 or E8 of the Test Valley Borough Revised Local Plan 2016.

PARISH/WARD	APPLIC NO.	REGISTERED	PROPOSAL AND LOCATION	DECISION	DECISION DATE	REASONS
ANDOVER TOWN (DOWNLANDS)	19/02108/FULLN	30.08.2019	Development of six detached dwellings and associated landscaping with access off Ox Drove - Andreena, Ox Drove, Picket Piece	REFUSE	22.11.2019	See below.

01. The proposed development does not accord with policy E1 and E2 of the Test Valley Borough Revised Local Plan in that the layout, form and amount of development would not reflect the existing character of the area. This part of Ox Drove is characterised by large dwellings set in generous plots that are spacious and bounded by mature vegetation and is semi rural forming the edge of the settlement boundary of Picket Piece. By contrast the proposed dwellings would be large but set in smaller plots that would be dominated by hard landscaping including the proposed driveway and parking. This would result in a suburban development that would not integrate, respect or complement the character of the area contrary to policy E1 and E2 of the Test Valley Borough Revised Local Plan 2016.

02. 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 is not in accordance with Policies, E5 or E8 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 (MILLWAY)	19/02188/TPON	03.10.2019	T1-T3 Unknown Species -reduce height by up to 3m - 44 Lynwood Drive, Andover, Hampshire	No Further Action	05.11.2019
ANDOVER TOWN (MILLWAY)	19/02469/TPON	10.10.2019	T1 - Hornbeam - Fell - 1 Barnfield Rise, Andover, Hampshire	CONSENT subject to conditions and notes	08.11.2019
ANDOVER TOWN (WINTON)	19/02390/TPON	03.10.2019	T1 - Unknown species - remove 6 branches from the bottom third of tree - 4 Tyhurst Place, Winchester Road, Andover	CONSENT subject to conditions and notes	05.11.2019
ANDOVER TOWN (MILLWAY)	19/02551/TPON	23.10.2019	Fell Cherry tree grind out stump. The tree has a very aggressive root system with mature epicormic growth situated 0.5 meters from drainage and is lifting tarmac. - 10 Celtic Drive, Andover, SP10 2UA	CONSENT subject to conditions and notes	22.11.2019

NEW APPEALS

PARISH/WARD	APPLIC. NO.	PROPOSAL	LOCATION
ANDOVER TOWN (ST MARYS)	18/0133/REG	Appeal against Enforcement Notice in relation to the erection of a building with hardstanding (without planning permission)	Garden Close, Walled Meadow, Andover, Hampshire.