



ANDOVER TOWN COUNCIL

Minutes of Planning Committee

Time and date

6.00pm on Monday, 17 August 2020

Place

Virtual On-Line Meeting via Zoom

Details of Attendance:

Cllr C Ecclestone (Chairman) (P) Cllr D Coole (P) Cllr J Coole (A) Cllr L Gregori (P) Cllr R Hughes (P)
Cllr B Long (P) Cllr R Meyer (A)

Officers Present:

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

Other Councillors: Cllr L Banville

Members of the Public: 0

Due to the Covid-19 Pandemic and Government legislation regarding Social Distancing, it was not possible to hold this meeting at a normal public venue. Therefore, the Town Council made arrangements under the Coronavirus Act 2020 and subsequent Regulations permitting remote meetings, to hold the meetings virtually. A voting procedure was actioned via role call method with each Member's name and response recorded in the Minutes.

PC 224/19 Election of Vice Chairman

It was proposed by Councillor C Ecclestone and seconded by Councillor L Gregori that Councillor B Long be elected as Vice Chairman of the Planning Committee for the remainder of the Municipal Year 2020/2021.

There were no other nominees.

RESOLVED: That Councillor B Long be elected as Vice Chairman of the Planning Committee for the remainder of the Municipal Year 2020/2021.

PC 225/19 Apologies for Absence

Apologies were received and accepted from Councillors J Coole and R Meyer.

PC 226/19 Declarations of Interest

There were no Declarations of Interest in relation to any item on the agenda.

PC 227/19 Minutes

It was proposed by Councillor D Coole and seconded by Councillor B Long that the Minutes of the Planning Committee meeting held on Monday 27 July 2020 be signed by the Chairman as a correct record.

A recorded vote was as follows:

For: Councillors D Coole, C Ecclestone, L Gregori, R Hughes and B Long.

Unanimous.

RESOLVED: That the Minutes of the Planning Committee meeting held on Monday 27 July 2020 be signed by the Chairman as a correct record.

PC 228/19 Public Participation

There were no Members of the Public present at the meeting.

PC 229/19 Planning Applications for Consideration by Committee

To consider Andover Town Planning Applications on Test Valley Borough Council weekly Lists of 30, 31 & 32.

List 32 has not been published at the time of going to print. Once available it can be viewed at www.testvalley.gov.uk

5.1 - 20/01704/RDCAN – 24.07.2020 – ANDOVER TOWN (ST MARYS)

Demolition of existing shop units:

9-11 London Street, Andover, SP10 2NU

Committee Comment: Objection:

- **There does not appear to be any amenity space for the flats on the planning papers.**
- **No indication where the bins for the residents and surrounding businesses will be located. No desire to see bins left out in a conservation area.**

- **Concerns as to whether the asbestos survey has been carried out prior to the demolition?**

5.2 - 20/01667/FULLN – 24.07.2020 – ANDOVER TOWN (ST MARYS)

Demolition of existing building and erection of building comprising ground floor shop unit with 2 two bed flats above:

9-11 London Street, Andover, SP10 2NU

Committee Comment: Objection:

- **There does not appear to be any amenity space for the flats on the planning papers.**
- **No indication where the bins for the residents and surrounding businesses will be located. No desire to see bins left out in a conservation area.**
- **Concerns as to whether the asbestos survey has been carried out prior to the demolition?**

5.3 - 20/01665/FULLN – 23.07.2020 – ANDOVER TOWN (HARROWAY)

Erection of a porch/extension to side, erection of a part single/part two storey extension to rear following demolition of conservatory:

18 Wellington Road, Andover, SP10 3JW

Committee Comment: No objection

5.4 - 20/01714/FULLN – 27.07.2020 – ANDOVER TOWN (ST MARYS)

Single storey front extension to provided disabled shower room:

36 Acre Path, Andover, SP10 1HJ

Committee Comment: No objection

5.5 - 20/01744/FULLN – 28.07.2020 – ANDOVER TOWN (WINTON)

Proposed single storey front extension to form enlarged porch and lounge:

9 Newcomb Close, Andover, SP10 2HT

Committee Comment: No objection

5.6 - 20/01743/FULLN – 30.07.2020 – ANDOVER TOWN (ST MARYS)

Single storey rear extension, garage conversion, reconfigure ground floor layout for 2no. wheelchair users, front disabled access ramp and open porch and reconfigure first floor layout:

Hedge End, 10 Lamb Close, Andover

Committee Comment:

- **The planning papers depict three parking spaces, one of which does not appear to have direct access onto the carriage way.**
- **Each of the parking spaces do not seem to be wide enough for the accommodation of wheelchair users.**
- **No indication of a Drop Kerb application within the plans.**

5.7 - 20/01733/FULLN – 31.07.2020 – ANDOVER TOWN (ST MARYS)

Provision of lighting to illuminate cenotaph and plaques on two adjacent flanking walls:

War Memorial, St Marys Church, Church Close

Committee Comment:

- **Concerns raised relating to potential light pollution.**
- **What are the hours for which the illumination will be on?**
- **There are no details of the type of illumines that will be used.**

5.8 - 20/01784/CLPN – 03.08.2020 – ANDOVER TOWN (HARROWAY)

Certificate of proposed lawful development for a small extension of existing building following demolition of existing warehouse structure:

Virginia Works, Greenwich Way, Andover

Committee Comment: No objection

5.9 - 20/01788/CLPN – 03.08.2020 – ANDOVER TOWN (HARROWAY)

Certificate of proposed lawful development for a single storey rear extension:

16 Albany Road, Andover, Hampshire

Committee Comment: No objection

6.0 - 20/01767/CLPN – 03.08.2020 - ANDOVER TOWN (HARROWAY)

Certificate of proposed lawful development for the erection of a single storey extension, following demolition of existing conservatory:

22 St Swithin Way, Andover, SP10 4NU

Committee Comment: No objection

6.1 - 20/01826/FULLN – 05.08.2020 – ANDOVER TOWN (MILLWAY)

Garage conversion to create living space and internal reconfiguration:

16 Stone Close, Andover, Hampshire

Committee Comment: No objection

- **Subject to off road parking**

6.2 - 20/01839/TPON – 05.08.2020 – ANDOVER TOWN (MILLWAY)

T1 - Poplar - Remove 4x bottom limbs and reduce canopy by up to 3.5meters

T2 - Ash - Remove 1x Ash limb

T3 - Elder - Reduce canopy by up to 5m:

Windy Bottom, 53 Rooksbury Road, Andover

Committee Comment: No objection

6.3 - 20/01824/VARN – 05.08.2020 – ANDOVER TOWN (HARROWAY)

To vary condition 23 of 15/00374/FULLN (Demolition of existing car showroom, workshop and warehouse building to provide 1,596sqm gross Class A1 food store with associated access, parking and landscaping) to allow the store to receive deliveries between 0800hrs and 2100hrs on Sundays and public holidays:

278 Weyhill Road, Andover, SP10 3LS

Committee Comment: Objection

- **Concerns raised regarding safeguarding the amenities of local residents from noise pollution.**
- **Bank holiday and Sunday delivery hours should be restricted.**
- **It has been noted that the current delivery hours are being ignored.**

6.4 - 20/01852/FULLN – 07.08.2020 – ANDOVER TOWN (WINTON)

Replacement of 1.2m close boarded fence with an identical fence:

34 Winchester Road, Andover, Hampshire

Committee Comment: No objection

6.5 - 20/01860/TPON – 07.08.2020 – ANDOVER TOWN (MILLWAY)

T1 - Willow - pollard back to old cuts approx. 50%, T2 - Sycamore - reduce and shape back to old cut points, T3 - Oak - reduce and shape by 3.5m, T4 - Sycamore - pollard back to old cut points and crown raise by 4m:

Wildwood, 55 Rooksbury Road, Andover

Committee Comment: No objection

6.6 - 20/01881/TELN – 11.08.2020 – ANDOVER TOWN (HARROWAY)

Telecommunications notification for installation of a 20m high monopole supporting and 9 cabinets:

The Drove, Andover, Hampshire

Committee Comment: Objection

- **Serious public concerns have been raised due to the proposed location being in a built-up residential area, close to the shops and on a busy junction.**
- **Its not in-keeping with the surrounding area.**
- **The location is on one of the very few green spaces along the road.**
- **Issues raised with regard to the amount of space that the 9 cabinets will take up.**

6.7 - 20/01893/FULLN – 12.08.2020 - ANDOVER TOWN (HARROWAY)

To erect within an existing car parking space, one smoking shelter and one bicycle shelter:

West Point Business Park, Joule Road, Portway Business Park

Committee Comment: No objection

6.8 - 20/01923/TPON – 12.08.2020 – ANDOVER TOWN (WINTON)

T1 T2 Lime - Reduce canopy just above previous reduction points. Lift crowns by up to 7m and reduce by up to 50%:

Heatherbrae, 2 Appleton Mews, Andover

Committee Comment: The crown lift by up to 7m is considered to be excessive. Refer to the Arboriculturist.

6.9 - 20/01931/TPON – 14.08.2020 – ANDOVER TOWN (ST MARYS)

T1 Sycamore – Fell:

17 Pearman Drive, Andover, Hampshire

Committee Comment: No objection on the understanding that a replacement tree will be required.

NOTIFICATION OF A CHANGE OF USE (FOR INFORMATION ONLY)

7.0 - 20/01791/PDON - 30.07.2020 - ANDOVER TOWN (WINTON)

Prior notification for change of use under Class O - Change use from offices to 38 residential units:

Crown Buildings, 6 - 8 London Street, Andover, Hampshire SP10 2PA

Committee Comment: Noted

PC 230/19 Decision Notices

The Decision notices for Lists of 30, 31 & 32 were noted.

PC 231/19 Planning Observations

Members noted the Planning Observations for the period of 23 March 2020 to 6 July 2020.

PC 232/19 Speed Indicator Sign

Members noted the Speed Indicator Sign report – attached to record Minutes.

It was noted that the revised quote received from the originally approved company now did not include any data collection facilities within the purchase costs of the SIDs. It was agreed that the facility to collect data was an essential requirement, in the event of needing to provide evidence for future placement of SIDs.

It was suggested that Officers contact the original companies and obtain revised quotes to supply SIDs (x 5) with data collection facilities included.

Members discussed the previously agreed areas for the 5 SIDs and it was agreed that the exact locations within each area needed to be established. It was suggested that Officers meet with Hampshire County Officers to ascertain the most effective positions and create a map which would be presented to the Members at the next available meeting. Members agreed that Picket Piece should be the first of the 5 areas to have a SID placed.

It was proposed by Councillor D Coole and seconded by Councillor R Hughes that:

- Recommendation be made to full Council to approve the release of £13,825.00 +VAT in funds from CIL monies.
- Officers be delegated to obtain three revised quotes from the previous companies with data collection facilities.
- Recommendation be made to full Council to approve the Town Clerk as Responsible Officer, to sign the s72 Speed Sign Licence on behalf of the Town Council.
- That Officers be delegated to meet with Hampshire County Officers to ascertain and map the most effective posts in each of the five areas, for the placement of the SIDs and for this map to be presented to the Town Councillors at the next meeting.

A recorded vote was as follows:

For: Councillors D Coole, C Ecclestone, L Gregori, R Hughes and B Long.

Unanimous.

RESOLVED: That:

- **Recommendation be made to full Council to approve the release of £13,825.00 +VAT in funds from CIL monies.**
- **Officers be delegated to obtain three revised quotes from the previous companies with data collection facilities.**
- **Recommendation be made to full Council to approve the Town Clerk as Responsible Officer, to sign the s72 Speed Sign Licence on behalf of the Town Council.**
- **That Officers be delegated to meet with Hampshire County Officers to ascertain and map the most effective posts in each of the five areas, for the placement of the SIDs and for this map to be presented to the Town Councillors at the next meeting.**

PC 233/19 Consultations

Refined Issues and Options Consultation for the next Local Plan

Members made the following comments for the review of the Consultation of the Local Plan:

1) Should (a) we maintain the two existing HMAs, but perhaps with a revised boundary between them, such as enlarging the area within STV HMA. If so, what additional area(s) of the Borough should be included within STV HMA? Alternatively, (b) should a single HMA for the whole of Test Valley be used? Or (c) should additional HMAs be created, increasing the number to 3 or 4, with the additional HMA(s) applying to the rural area?

- (a) No
- (b) No
- (c) Yes

2) In determining HMAs, how should wider relationships with settlements beyond the Borough's boundaries, be taken into account, including with Southampton, Salisbury and Winchester?

Yes, sample Andover, Ludgershall and Tidworth.

3) Should an alternative approach to using parish boundaries be used for HMAs? If so, would this be easily be identifiable and practical for monitoring purposes?

No

4) Should the number steps of the settlement hierarchy be increased, for example by sub-dividing the 'rural villages' into two separate tiers?

Yes

5) How should we decide which settlements to include within each step of the settlement hierarchy?

On the basis of services and infrastructure that the settlement has, i.e. station, doctor's surgery, primary school, secondary school and A-roads.

6) Should we consider groups of rural settlements together, where these are closely related to each other and/or share facilities and services?

Yes

7) How should we treat rural settlements which are close to other larger settlements and can therefore also easily access their facilities and services?

As satellites.

8) In updating the settlement boundaries to reflect recent development with planning permission, should we also include new allocations?

Yes

9) How should we define settlement boundaries? What types of land users should be included, such as public open space?

Need to include amenities and public open spaces.

10) Should the approach to using whole curtilages for defining settlement boundaries be retained, or should we take account of physical boundaries which extend beyond curtilages, or limit settlement boundaries to only parts of curtilages?

We should be using physical boundaries.

11) Should settlement boundaries be draw more tightly or more loosely and perhaps reflecting which tier settlement is within the settlement hierarchy?

Status Que – Stick with what we've got.

12) Should settlement boundaries provide further opportunities for further limited growth beyond infill and redevelopment?

Yes

13) Should we have a specific policy for self-build homes?

Yes

14) Should we have a policy for large housing sites to include a proportion of serviced plots to be made available for sale to those seeking to build their own homes?

Yes

15) Should self-build housing to be delivered as part of community led development?

Yes

16) Could the introduction of a self-build housing policy also be an opportunity for the Council to tackle the issue of climate change?

All houses should be subject to climate change.

17) Should a revised tourism policy be more flexible for potential new tourist a attractions?

Yes

18) Should a revised tourism policy be more supportive of innovative proposals?

Yes

Licensing Act 2003 – Review of Policy

Members response: No objection

Proposed Base Station Installation

Members discussed the proposed Base Station Installation over the received Planning Application 20/01881/TELN.

Test Valley District Payphones

As the Consultation end date is not until 20 October 2020, Members agreed to defer this item until the next Planning Committee meeting.

PC 234/19 Street Furniture

Members noted that Officers had extended an invitation to Test Valley Borough Planning Officers to attend a future Planning Committee meeting to give a presentation on Pavement Licensing.

PC 235/19 Design Statement

Members agreed to defer this item until the next meeting, pending receipt of an updated draft report from Portus & Whitton.

It was proposed by Councillor L Gregori and seconded by Councillor B Long that the Planning Committee Meeting be extended due to the two-hour period being exceeded.

A recorded vote was as follows:

For: Councillors D Coole, C Ecclestone, L Gregori, R Hughes and B Long.

Unanimous.

RESOLVED: That the Planning Committee Meeting be extended due to the two-hour period being exceeded.

PC 236/19 Street Naming

There were no Street Naming Notifications received.

PC 237/19 Communications from Test Valley Borough Council

There were no communications received from Test valley Borough Council.

PC 238/19 Test Valley Borough Council – Northern Area Planning Committee

There were no communications received from Northern Area Planning Committee.

PC 239/19 Communications from Hampshire County Council

There were no communications received from Hampshire County Council.

PC 240/19 Street Trading Licences

There were no Street Trading Licence applications received.

PC 241/19 Programme of Works

Members noted that the Chairman, Councillor C Ecclestone, would put together a Programme of Works for the Design Statement.

PC 242/19 Items for Consideration at the Next Meeting

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

- Test Valley District Payphones consultation
- Speed Indicator Sign

PC 243/19 Date of Next Meeting

Members noted the date of the next meeting: **Monday 7 September 2020 via Zoom starting at 6.00pm.**

The Chairman closed the meeting at 9.26pm.

CHAIRMAN

DATE