



ANDOVER TOWN COUNCIL

Minutes of Planning Committee

Time and date

6.11pm on Monday, 19 October 2020

Place

Virtual On-Line Meeting via Zoom

Details of Attendance:

Cllr C Ecclestone (Chairman) (P) Cllr D Coole (P) (Arrived at 6.52pm) Cllr J Coole (P) Cllr L Gregori (P) Cllr R Hughes (A)
Cllr B Long (P) Cllr R Meyer (P)

Officers Present:

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

Members of the Public: 0

Members of the Press: 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 280/19 Apologies for Absence

Apologies were received and accepted from Councillor R Hughes.

PC 281/19 Declarations of Interest

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

PC 282/19 Minutes

It was proposed by Councillor B Long and seconded by Councillor C Ecclestone that the Minutes of the Planning Committee meeting held on Tuesday 29 September 2020 be signed by the Chairman as a correct record.

A recorded vote was as follows:

For: Councillors J Coole, C Ecclestone, L Gregori, B Long and R Meyer.

Unanimous.

RESOLVED: That the Minutes of the Planning Committee meeting held on Tuesday 29 September 2020 be signed by the Chairman as a correct record.

PC 283/19 Public Participation

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

PC 284/19 Planning Applications for Consideration by Committee

To consider Andover Town Planning Applications on Test Valley Borough Council weekly Lists of 39, 40 & 41.

List 41 has not been published at the time of going to print. Once available it can be viewed at www.testvalley.gov.uk

5.1 - 20/02258/FULLN – 24.09.2020 – ANDOVER TOWN (ST MARYS)

Alterations and extension to existing visitor and staff car park and formation of new car park for 3 cars and vehicle turning space with new access from Adelaide Road:

Adelaide Health Centre, 36 Adelaide Road, Andover

Committee Comment: Objection

- **The disabled parking spaces do not meet with current standards which raises concerns with difficulty of parking.**
- **The new access from Adelaide Road will result in the loss of on road parking for people with parking permits.**
- **The plans depict insufficient parking for patients visiting the surgery with only 5 spaces, of which 2 are for disabled parking and 3 for electrical charging spaces.**
- **Concerned that a resident's "French drain" created to stop flooding to his property, will be impacted by the extension of the carpark and will cause flooding again to his property.**

5.2 – 20/02276/FULLN – 24.09.2020 – ANDOVER TOWN (WINTON)

Increase flue height at 7 Winchester Street by 1m, provision of cylindrical attenuators, enclosure of fans, box in lower

sections of plant at both properties, and paint boxing in and flues:

5 And 7 Winchester Street, Andover, Hampshire

Committee Comment: No objection

5.3 - 20/02309/TPON – 25.09.2020 – ANDOVER TOWN (MILLWAY)

T1 - Willow - Reduce to height of 2m and pollard, T2 - Sycamore - Reduce height to 4m:

Wildwood, 55 Rooksbury Road, Andover

Committee Comment: No objection

5.4 - 20/02330/TPON – 28.09.2020 – ANDOVER TOWN (MILLWAY)

T1 - Copper Beech - Raise crown to 6m above ground, thin crown by up to 30%, reduce lower western lateral growth by up to 2m:

22 Winterdyne Mews, Andover, Hampshire

Committee Comment: No objection

5.5 - 20/02331/TPON – 28.09.2020 – ANDOVER TOWN (ST MARYS)

T15 - Copper beech - Prune lower branches up to 3m from ground level

T16 - Laburnum - fell

T17 - Yew - Fell

T18 - Cherry Laurel - Fell

T19 - Cherry Laurel - Fell

T20 - Privet - Fell

T21 - Poplar – Fell:

Woodlands, Woodlands Way, Andover

Committee Comment: Refer to Arboriculturist

- **It has been noted that the report states recommendation for replacement, however, there are no conditions or details of replacements in the report.**

5.6 - 20/02331/TPON – 28.09.2020 – ANDOVER TOWN (ST MARYS)

As per submitted schedule - Tree hazard assessment report:

Woodlands, Woodlands Way, Andover

Committee Comment: Refer to Arboriculturist

- **It has been noted that the report states recommendation for replacement, however, there are no conditions or details of replacements in the report.**

5.7 - 20/02370/TPON – 30.09.2020 – ANDOVER TOWN (ST MARYS)

T1 Sycamore - Pollard to 10m:

17 Pearman Drive, Andover, Hampshire

Committee Comment: No objection

5.8 - 20/02255/FULLN – 30.09.2020 – ANDOVER TOWN (DOWNLANDS)

Single storey extension to rear of house:

84 Quicksilver Way, Andover, Hampshire

Committee Comment: No objection

5.9 - 20/02383/FULLN – 05.10.2020 – ANDOVER TOWN (HARROWAY)

Installation of a mobility scooter store to store 6no. mobility scooters, and erection of two bin stores:
Shepherd Lodge, Artists Way, Andover

Committee Comment: No objection

6.0 - 20/02095/FULLN – 05.10.2020 – ANDOVER TOWN (ROMANS)

Change of use of amenity land to residential, and erection of a wall, erection of single storey rear extension, to provide additional living space, following removal of existing conservatory:

36 Woolwich Way, Andover, SP11 6RZ

Committee Comment: Has the access to the amenity land been agreed?

6.1 - 20/02362/FULLN – 06.10.2020 – ANDOVER TOWN (WINTON)

Single storey rear extension to form enlarged kitchen and dining room:

18 South End Road, Andover, SP10 2DN

Committee Comment: No objection

6.2 – 20/02355/FULLN – 07.10.2020 – ANDOVER TOWN (HARROWAY)

Single storey front and rear extensions; new vehicular access and paved parking area:

Upper Drove, Andover, Hampshire

Committee Comment: Objection

- **The Plans depict a loss of parking space and vehicular access off the property at the rear onto Eardley Avenue, with the addition of a rear extension.**
- **This will result in parking to the front of the property, which raises concerns with access on and off the property onto the Upper Drove, in particular during school hours.**

6.3 – 20/02433/FULLN – 08.10.2020 – ANDOVER TOWN (MILLWAY)

Demolish existing conservatory and erection of replacement conservatory:

5 Celtic Drive, Andover, SP10 2UA

Committee Comment: No objection

6.4 - 20/02458/TPON – 08.10.2020 – ANDOVER TOWN (MILLWAY)

T1 - Horse Chestnut - pollarded back to main stem, T2 - Black Walnut - Remove low limb growing towards garden and remove one low limb growing into adjacent Beech tree:

19 Winterdyne Mews, Andover, SP10 3AG

Committee Comment: No objection

6.5 - 20/02323/PDHN – 08.10.2020 - ANDOVER TOWN (WINTON)

Notification of proposed works to a dwelling - Single storey rear extension (length from rear wall of original dwelling house 5m, height 2.94m, height to eaves 2.26m):

39 Chestnut Avenue, Andover, Hampshire

Committee Comment: No objection

6.6 - 20/02448/CLPN – 09.10.2020 – ANDOVER TOWN (WINTON)

Certificate of proposed lawful development for the conversion of detached garage to living space:

2 Farris Avenue, Andover, SP10 2AH

Committee Comment: Is the conversion of garage to living space a lawful development?

6.7 - 20/02348/TPON -29.09.2020 - ANDOVER TOWN (MILLWAY)

1 x Beech - Reduce overhanging branches by 3m:

Kristen House, The Pines, Andover, Hampshire SP10 3EJ

Committee Comment: No objection

6.8 - 20/02112/TPON – 12.10.2020 – ANDOVER TOWN (MILLWAY)

(T1) Yew - Reduce lateral branches by up to 1.2m, (T2) Mixed Species- Raise crowns to up to 4.5m, (T72) Walnut - Fell, (T74) Ash – Fell:

7 The Pines, Andover, SP10 3EJ

Committee Comment: Refer to the Arboriculturist

- **Is the (T72) Walnut being replaced after felling?**

(Councillor D Coole joined the meeting at 6.52pm)

6.9 - 20/02193/FULLN – 13.10.2020 – ANDOVER TOWN (HARROWAY)

Erection of a shed in front garden to be used as a hobby room:

32 The Drove, Andover, SP10 3DL

Committee Comment: Objection

- **This would be out of keeping with the surrounding area, detracting from the character of the neighbourhood.**
- **Will the shed be positioned in front of the development line of the streetscape?**

AMENDMENT TO CURRENT PLANNING APPLICATION

7.0 - 20/02061/FULLN – 08.10.2020 – ANDOVER TOWN (WINTON)

Erection of single storey dwelling:

Land Rear Of 63 & 65, Old Winton Road, Andover

Committee Comment: Objection

The amendment does not mitigate previous objections as below:

- **Concerns that it will be close to the boundary of number 65 Old Winton Road.**
- **Concerns of lack of privacy in the garden of number 65 Old Winton Road.**
- **Out of keeping with surrounding area.**
- **Consideration to be given to the Nitrogen offset impact.**

PC 285/19 Decision Notices

The Decision notices for Lists of 39, 40 & 41 were noted.

PC 286/19 Speed Indicator Sign

Members noted the Speed Indicator Sign (SIDs) update report.

The provision of a £1000 grant towards the costs of purchasing the SIDs by Cllr K North was also noted. It was clarified that the grant would need to be applied for prior to the actual purchase of the 5 x SIDs.

Members discussed the need to set procedures for the maintenance of the SIDs. It was suggested that a working group be established for this purpose and for a report to be brought back to the Planning Committee.

It was proposed by Councillor C Ecclestone and seconded by Councillor R Meyer that the Planning Committee establish a working group, on the administration of Speed Indicator Signs, open to all Councillors, to form a report to come back to the Planning Committee.

A recorded vote was as follows:

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

Unanimous

RESOLVED: That the Planning Committee establish a working group, on the administration of Speed Indicator Signs, open to all Councillors, to form a report to come back to the Planning Committee.

Members instructed Officers to send an email to all the Town Councillors, which invited them to join the working group.

PC 287/19 Consultations

1: Consultation – Reform of The Planning System

Members made the following comments for the review of the Consultation Reform of The Planning System:

1) What three words do you associate most with the planning system in England?

Confusing, ineffective, shambolic

2) Do you get involved with planning decisions in your local area?

Yes

3) Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future?

By post, Social Media, Notification on lamp posts.

4) What are your top three priorities for planning in your local area?

- More or better local infrastructure (including green spaces, amenities and roads).
- Increasing the affordability of housing.
- The design of new homes and places.

5) Do you agree that Local Plans should be simplified in line with our proposals?

No

6) Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally?

No

7) A: Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of “sustainable development”, which would include consideration of environmental impact?

No – Sustainable development consists of economic, social and environmental factors. Emphasis should be on environmental and social factors.

B: How could strategic, cross-boundaries issues be best planned for in the absence of a formal Duty to Cooperate?

Reinforce the duty to co-operate across all Councils.

8) A: Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced?

No – standard method will not work.

B: Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated?

No – issue with definition of affordability.

9) A: Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent?

No – We have had a bad experience of automatic outline permission in Andover.

B: Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas?

No – local needs have got to be considered and some areas should be protected.

C: Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime?

Yes

It was proposed by Councillor C Ecclestone and seconded by R Meyer that the meeting be extended beyond the 2-hour time limit by 1 hour.

A recorded vote was as follows:

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

Unanimous

RESOLVED: That the meeting be extended beyond the 2-hour time limit by 1 hour.

10) Do you agree with our proposals to make decision-making faster and more certain?

No – Not a lot of people have access to digital methods.

11) Do you agree with our proposals for accessible, web-based Local Plans?

Yes – Although need to be mindful that not a lot of people have access to digital methods.

12) Do you agree with our proposals for a 30-month statutory timescale for the production of Local Plans?

Yes – 30 months includes examiners process. Taking a long time going back and forth between examiners and district councillors. Need to provide more examiners.

13) A: Do you agree that Neighbourhood Plans should be retained in the reformed planning system?

Yes

B: How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?

With significantly more Government investment, training and digitalise the whole process.

14) Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support?

Yes

15) What do you think about the design of new development that has happened recently in your area?

Ugly and poorly designed.

16) Sustainability is at the heart of our proposals. What is your priority for sustainability in your area?

More green and open spaces.

17) Do you agree with our proposals for improving the production and use of design guides and codes?

Yes – Need to improve the development of design guides and codes.

18) Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making?

Yes

19) Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England?

Yes

20) Do you agree with our proposals for implementing a fast-track for beauty?

No

21) When new development happens in your area, what is your priority for what comes with it?

More or better infrastructure (such as transport, schools, health provision)

22) A: Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold?

No – Business rates will go to the Government and spent on something else.

B: Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally?

Locally

C: Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities?

More value

D: Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area?

No

23) Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights?

No

24) A: Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present?

No – Need more affordable housing in our area.

B: Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a ‘right to purchase’ at discounted rates for local authorities?

Secured

C: If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk?

No

D: If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality?

Yes – We do not agree with an in-kind delivery approach.

25) Should local authorities have fewer restrictions over how they spend the Infrastructure Levy?

Yes

A: If yes, should an affordable housing ‘ring-fence’ be developed?

Yes, ring-fenced.

26) Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

No

2: Consultation – Green Space Strategy 2020 - 2030

Members made the following comments for the review of the Consultation Green Space Strategy 2020 - 2030:

- The Green Space Strategy lacked details and clear vision.
- The time frame is not challenging.
- Need to address how they will overcome the deficit of green space in the wards of Andover.
- There is an absence of partnership work with other authorities such as Andover Town Council.
- No policy to mitigate shortfall of green space.

3: Consultation – Countryside and Wildlife Act 1981

Members made the following comments for the review of the Consultation Countryside and Wildlife Act 1981:

Committee Comment: Objection

- This is a sensitive area.
- If it is happy valley it has the protected Duke of Burgundy butterfly and Drab Looper moth.

PC 288/19 Design Statement

Members noted the report on Community Planning Grant Application Process.

It was proposed by Councillor C Ecclestone and seconded by Councillor R Meyer that the Design Statement Steering Group complete the online Community Planning Grant Scheme application form.

A recorded vote was as follows:

For: Councillors D Coole, J Coole, C Ecclestone, L Gregori and R Meyer.

Against: Councillor B Long.

For 5, Against 1

RESOLVED: That the Design Statement Steering Group complete the online Community Planning Grant Scheme application form.

Members considered a consultation process for the draft Andover Town Conservation Area Design Statement and discussed the Design Statement Progress Chart (version 1.5) which detailed the progress from 15 October 2019 to date. It was questioned when a decision on the public consultation needed to be made. Members were advised the consultation period was six weeks and that the current progress sheet stated 30 November 2020. It was asked whether this would be going to full Council. Members were advised that no, it would not be going to full Council at this stage, as it was a draft and not a final document. A Member raised a concern regarding what the position of going ahead with a public consultation would be with the Internal Auditor and therefore, would be reluctant to agree with it.

It was questioned whether the Town Council had paid the consultants to do the public consultation.

A Member of the Design Steering group, clarified that the consultants had been paid to produce the draft report, which was approved by full Council. The Town Council would be responsible for the public consultation process.

It was questioned whether the Town Council had the money to pay for the consultation and it was confirmed that the only costs would be related to printing of documents and sending of letters to residential businesses within the Conservation area. It was also confirmed that details of the consultation would be put on the Town Council's website, Facebook and a press release to the papers. It was commented that any application for money had to go to full Council and to seek advice from the Town Clerk.

It was proposed by Councillor D Coole and seconded by Councillor C Ecclestone that the first stage of the public consultation process, subject to the Town Clerk confirming there was enough money in the budget and grant application, to cover the costs, be approved.

A recorded vote was as follows:

For: Councillors D Coole, J Coole, C Ecclestone and R Meyer.

Against: Councillors L Gregori and B Long.

For 4, Against 2.

RESOLVED: That the first stage of the public consultation process, subject to the Town Clerk confirming there was enough money in the budget and grant application, to cover the costs, be approved.

PC 289/19 Street Naming

There were no Street Naming Notifications received.

PC 290/19 Communications from Test Valley Borough Council

There were no communications received from Test valley Borough Council.

PC 291/19 Test Valley Borough Council – Northern Area Planning Committee

There were no communications received from Northern Area Planning Committee.

PC 292/19 Communications from Hampshire County Council

There were no communications received from Hampshire County Council.

PC 293/19 Street Trading Licences

There were no Street Trading Licence applications received.

PC 294/19 Programme of Works

Members noted the Programme of Works. It was requested that the following items be added:

- Design Statement Consultation
- Feedback on HCC on revised lamp columns
- Update on SIDs Grant Application

PC 295/19 Items for Consideration at the Next Meeting

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

PC 296/19 Date of Next Meeting

Members noted the date of the next meeting: **Monday 9 November 2020 via Zoom starting at 6.00pm.**

The Chairman closed the meeting at 8.58pm

CHAIRMAN

DATE