



Minutes of Planning Committee

Time and date

7.00pm on Monday 2 December 2013

Place

Town Council Office, 66C High Street, Andover

Details of Attendance:

Cllr A Cotter (Chairman) (P)

Cllr B Long (Vice-Chairman) (P)

Cllr B Carpenter (P)

Cllr B Page (P)

Cllr S Hawke (A)

Cllr V Pond (P)

Cllr S Hardstaff (A)

Cllr R Khuman (A)

Members of Public Present: 1

PCI 13/13 Apologies

Apologies for absence were received and accepted from Cllrs Hawke, Hardstaff and Khuman.

PCI 14/13 Declarations of Pecuniary Interest

There were no declarations of interest.

PCI 15/13 Minutes

The Minutes of the Planning Committee meeting held on Monday 11 November 2013 were signed by the Chairman as a correct record.

PCI 16/13 Public Participation

There were no members of the public present.

PCI 17/13 Planning Applications

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

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

5.1	13/02304/ADV N	Display of hotel name signs to front entrance portico, reception direction sign to the courtyard wall and 2 externally illuminated signs to rear car park walls.	The Star & Garter, 2 High Street, Andover
	No objections		
5.2	13/02554/FULL N	Two storey rear extension to provide dining room and enlarged kitchen to the ground floor, enlarged bedrooms and bathroom to first floor	14 Croye Close, Andover
	No objection		
5.3	13/01816/FULL N	Erection of dwelling and installation of septic tank (Retrospective)	Land adjacent to 8A Ox Drive, Andover

	No objection		
5.4	13/02492/ADV N	Affix Father Christmas and sleigh lighting plaque to front of Guildhall and light curtains over 4 no. columns	The Guildhall, High Street, Andover
	No comment		
5.5	13/02569/FULLN	Change of use from Class A1 retail to Class A3 café/restaurant and Class A5 hot food take away and external extraction flue	89 High Street, Andover
	Concerned about the extraction flue causing an adverse impact on the amenity of The Angel Public House, in particular the courtyard adjacent to The Angel Public House.		
5.6	13/02570/LBWN	Internal fitting out works and installation of external extraction flue to rear	89 High Street, Andover
	Concerned about the extraction flue causing an adverse impact on the amenity of The Angel Public House, in particular the courtyard adjacent to The Angel Public House.		
5.7	13/02513/FULLN	Erection of single storey front and side extension	3 Willow Grove, Andover
	No objection		
5.8	13/02575/FULLN	Erection of first floor side extension over existing garage	14 Meliot Rise, Andover
	No objection		
5.9	13/02462/FULLN	Two storey front and side extension to provide a downstairs w/c, study/utility room with converted box room to master bedroom and ensuite over	6 Hackwood Close, Andover
	The Planning Permission Form, Section 7 indicates a tree, however the plan for this is not shown in the planning documents provided to the Town Council.		
5.10	13/02591/CLPN	Application for a lawful development certificate for a proposed development – Rear extension to provide conservatory	7 Larch Drive, Andover
	No comment		
5.11	13/02557/FULLN	Excavation of grass area at front and provision of parking area	36A Walworth Road, Walworth Business Park, Andover
	No objection		
5.12	13/02596/FULLN	Shopfront alterations comprising the installation of glazing to the mezzanine level	Next Group Plc, Unit 4, Enham Arch Retail Park, Newbury Road, Andover
	Concerned that there is no mention of an extraction flue or plans for the removal of trade waste.		
5.13	13/02608/OUTN	Outline – Erection of 2 detached dwellings, installation of package treatment plant, and construction of vehicular access	Paddock adjoining 10 Ox Drove, Picket Piece, Andover
	Concerned about further development along this small country lane. Concerns about the increase in volume of traffic.		
5.14	13/02431/FULLN	Retention of bin store and additional parking spaces. Construction of hardstanding with removable canopy and two fence panels to provide smoking area (part retrospective)	Ashbourne Court Care Centre, 13 Salisbury Road, Andover
	Concerned about manoeuvring vehicles obstructing the Care Home entrance.		
5.15	13/02435/VARN	Variation of condition 2 and 11 of 13/00990/VARN (Redevelopment of the site to a 25 unit scheme of 3 and 2 – bed houses and 2 and 1-bed flats, with associated car parking and landscaping) to allow roof material of Marley Ashmore Double Plain Tile in smooth grey on houses	St Anns House, Suffolk Road, Andover
	No objection		
5.16	13/02452/LBWN	Repairs to barn/store to include tie corners of	The Station Hotel, 63

		building, install beam between flank walls, diagonal bracing to roof, patress plates to ends of roof trusses, two first floor cross beams and remove redundant chimney breast or re-bond it to external wall	Bridge Street, Andover
If possible the existing chimney breast should be re-bonded as it is part of the original fabric of the building.			
5.17	13/02555/FULLN	First floor extension and alterations to form two storey house, erection of new detached garage, and provision of vehicular and pedestrian accesses	4 Belmont Road, Andover
Objection. The Ridge height of the proposed property alterations and garage should be no higher than existing buildings along the road. Concerned about the domineering effect of the proposed alterations and garage.			
5.18	13/02597/FULLN	Retrospective application – Single storey front extension	32 London Road, Andover
No objections			
5.19	13/01791/FULLN	Erection of attached garage with room over	Walker House, 14 Silchester Close, Andover
No objection			

PC118/13

Decision Notices

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

PC119/13

Test Valley Borough Council – Northern Area Planning Committee

There were no representations to make to the Northern Area Planning Committee.

PC120/13

Letters from Members of the Public regarding Shepherds Spring proposed development

Members noted the letter regarding the Shepherds Spring proposed development. Members further noted that all the concerns raised in the letter had been addressed by the Planning Committee at the previous meeting.

PC121/13

The Neighbourhood Plan

Members continued to discuss the Neighbourhood Plan for Andover. The Committee agreed that a Working Group be set up to formulate a Project Plan and to recommend to Policy and Resources that £350 be spent by the Town Council to receive a Neighbourhood Plan 'Health Check' from the Action for Market Towns.

RESOLVED:

1. That a Working Group to include Councillors Long, Pond and Hardstaff be formed to put together a Project Plan for the Neighbourhood Plan
2. To recommend to Policy and Resources Committee that £350 be spent to receive a 'Healthcheck' from the Action for Market Towns.

PC122/13

Amended Plan

Members noted that Planning Application 13/0216/FULLN had been amended.

PC123/13

Proposed Solar Park

Members noted that proposals for a Solar Park were being circulated. Members noted that at the current time the developers were consulting and that formal planning applications would be received in due course.

PC124/13

Items of consideration at the next meeting

The Neighbourhood Plan – to receive an update from the Working Group.

PC125/13

Date of next meeting

Members noted the date and venue of the next meeting: Monday 20 January 2014 at 6.00pm at the Town Council Office.

The meeting closed at 7.10pm.

Chairman:

Date: