



Minutes of Planning Committee

Time and date

6.00pm on Monday 10 February 2014

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 S Hawke (A)

Cllr S Hardstaff (P)

Cllr R Khuman (A)

Cllr B Page (P)

Cllr V Pond (P)

Members of Public Present: 0

RESOLVED: To delegate authority to Cllr B Long to take minutes of meeting and to complete the the observations sheet for each application in accordance with the Committee's resolution

PC152/13 Apologies

No apologies received.

PC153/13 Declarations of Pecuniary Interest

There were no declarations of interest.

PC154/13 Minutes

The Minutes of the Planning Committee meeting held on Monday 20 January 2014 were signed as correct

PC155/13 Public Participation

There were no members of the public present.

PC156/13 Planning Applications

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

5.1	13/02848/FULLN	Demolition of existing nursery buildings and erection of 21 dwellings with provision of access and parking.	Forest View Nurseries, Picket Twenty
	<p>No Objection – comments to be added</p> <ul style="list-style-type: none"> • Site plans shows landscaping to screen development from nearby dwellings. No mention is made of hedge behind plot 13,14,15 being retained or hedge roots to be protected if hedge is outside site. Site should be screened from 'The View' same as 		

	<p>other dwellings.</p> <ul style="list-style-type: none"> • No indication of lighting – either street lights or bulk head lights on dwellings. • How is surface water being dwelt with? No indication of drainage system in paved streets / parking areas. 		
5.2	14/00118/FULLN 20.01.2014 ANDOVER TOWN (ST MARYS)	Demolition of part of the buildings and retain petrol filling station and ancillary shop, Convert and extend former car dealership to provide two A1 retail units and one A3 drive-thru restaurant, erection of building to provide A1 retail unit. Provision of car, bicycle, motorcycle parking, ancillary areas and landscaping scheme	Approach Andover, 160 New Street, Andover, Hampshire SP10 1DT
	<p>Objection</p> <ol style="list-style-type: none"> 1. There is an existing planning permission for drive through restaurant at the Kwik Fit site. This would give 2 drive though restaurants within less than 200 metres of each other. Also existing KFC on west side of Northern Roundabout. 2. Roundabout on Northern Ave would be providing access for 3 drive through restaurants. Roundabout is poorly signed. Lane markings do not seem to help existing users who are often in wrong lanes, particularly to exit into New Street.. 3. Exiting off roundabout into New St on two lanes which move to one lane at roundabout serving Churchill Trade Park. No capacity for cars queuing for increased use of users for 2 drive through restaurants. 4. Proposed entrance for cars travelling south on New St to turn right into proposed drive though will cause traffic to build up in New Street. Possible cause of collisions as on bend. 5. Noise levels seem to be underestimated for a busy drive though + plant machines at rear of site. Will be detrimental to nearby householders. 6. Previous usage of site had no noise created at rear of site during the evening/night. 7. No drive through restaurants in Andover or local towns are located next to residential dwellings. 8. Pedestrian route along New Street is being changed from the existing desired line – proposal goes across 2 busy egresses as cars exit site. 9. Site is proposing egresses on 2 sides of development, this will make it a very busy site. Feel a one way system would make this a safer site as demonstrated at other drive through sites. 10. Impact on character of residential area. 		
5.3	14/00186/RESN 24.01.2014 ANDOVER TOWN (ST MARYS)	Local centre, 143 homes (including 56 affordable dwellings), health centre and associated infrastructure (siting, design, external appearance and landscaping details of TVN.09275)	Land At Picket Twenty, Picket Twenty, Andover, Hampshire
	<p>No Objection – comments to be added</p> <ol style="list-style-type: none"> 1. Inadequate lighting in areas where residents park their cars at back of homes. Need to have some lighting to ensure residents feel safe as they get out of their cars. 2. No indication of drains in highways to cope with surface water 3. Feel large expanse of 3 / 4 story block of flats right opposite school area would make it too dominant a feature in this space. 4. No indication of lighting in larger carparking areas behind flats. Problems for residents to access their flats from parking area – as has been noticed by residents in Quicksilver Way. 		
5.4	14/00073/FULLN 13.01.2014	Erection of rear conservatory and conversion of garage to playroom (amended description)	14 Pearman Drive, Andover, Hampshire,

	ANDOVER TOWN (WINTON)		SP10 2SB
No Objection as long as adequate parking in driveway for 4 bed house			
5.5	14/00098/VARN 16.01.2014 ANDOVER TOWN (WINTON)	Convert garage to playroom - non-compliance with condition 11 of TVN.05955/4 requiring the garage to be used for no purpose other than the parking of cars	14 Pearman Drive, Andover, Hampshire, SP10 2SB
No Objection as long as adequate parking in driveway for 4 bed house			
5.6	13/01710/FULLN 16.12.2013 ANDOVER TOWN (ST MARYS)	Retrospective application for external roller shutters, new shopfronts to front and rear entrances and retractable awning to front elevation (amended description)	68 High Street Andover Hampshire SP10 1NG
Existing comments will be taken into account			
5.7	14/00176/TPON 22.01.2014 ANDOVER TOWN (WINTON)	Tree 1 - Cedar - Remove hanging branch and reduce lower branches by 2m.	Land To The Front Of 25 The Elms, Andover, Hampshire, SP10 2JH
No objection			
5.8	14/00235/FULLN 29.01.2014 ANDOVER TOWN (HARROWAY)	Front porch	20 Blendon Drive, Andover, Hampshire, SP10 3NQ
No Objection			
5.9	14/00225/TPON 28.01.2014 ANDOVER TOWN (MILLWAY)	T1 - Walnut - Fell.	32 Croye Close, Andover, Hampshire, SP10 3AF
No Objection subject to arbourculturst. Would like to see a replacement tree planted.			
5.10	14/00245/FULLN 31.01.2014 ANDOVER TOWN (ST MARYS)	28 apartments (comprising 14 no. 1 bed and 14 no. 2-bed units) with alterations to access, cycle and bin stores, car parking, landscaping and formation of riverside boardwalk	Former Anton Laundry, Marlborough Street, Andover, Hampshire SP10 1DQ
No Objection Comments sent <ul style="list-style-type: none"> • Loading bay provided for Cobb building appears to be smaller than the extant permission. Concerned that may make future use of Cobb building unviable. • How will the 10 parking spaces for future commercial use be ensured? • Concerned that the extra proposed building with four 1 bed apartments of 39.50m² may be considered unviable in marketing terms (smaller than Borough of London recommendations). • Access to Block C uses a joint access with Gilliat Hall. Extant permission was for commercial use. Proposed access is now residential. Movement of cars on joint access way may now conflict with young children accessing Gilliat Hall 			
5.11	14/00075/FULLN	Two storey extension on the side and back of the existing dwelling, including a garage,	33 Millstream Close. Andover Hampshire

		kitchen, bathroom and bedroom.	
	Objection 1. Appears to be insufficient parking for a 5 bed house. 2. Provides no access to rear of property. 3. Garage size does not conform to standard size recommended for garages		
5.12	14/00192/FULLN	Erection of two new dwellings, garages and landscaping	Land rear of At Last, Ox Drove, Picket Piece
	Objection <ul style="list-style-type: none"> • Against SET03, building in the country side. No overriding need for development. • Out of keeping for local area which comprises mainly large houses in large plots. • Access into Ox Drove, which is a narrow rural road. Visibility splays inadequate. • Will have a detrimental effect on dormice species which are prevalent in the area. Dormice are a protected species. 		

PC157/13 Decision Notices

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

PC158/13 Notification of Hampshire County Council application

Application for extension at Wolverdene School, Love Lane.

Email link to be sent to all committee members.

PC159/12 Street Naming

Members considered street naming and numbering for the following properties

- Property behind 33 Wolverdene Road – suggested 33A most appropriate
- Development at Croham Hurst Picket Piece – developer suggested Trinley Meadows May be confusion with Trinley Estates suggested Croham Place may be more appropriate
- Development at Winton Court, Winchester Rd. The name Bradbury Place has been suggested.
- Notification of names proposed for development at Picket Piece have been received – all links to location or landowner.

PC160/13 Test Valley Borough Council – Northern Area Planning Committee

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

PC161/13 The Neighbourhood Plan

Following agreement at full council to register the area of Andover as the area for the Neighbourhood plan, members discussed the next step.

- Ensure letter is sent by Town Clerk or Mrs Bayes
- Submit a project plan

PC162/13 TVBC Local Plan

Following Graham Smith's presentation will have time to consider response at next meeting.

PC163/13 Members noted the Planning Enforcement Quarterly Report

PC164/13 Items for consideration at the next meeting

Neighbourhood Plan – report from Working Group
Response to TVBC Local Plan and Green Infrastructure Policy
Furniture being left on the High Street at Night.

PC165/13 Date of next meeting

Members noted the date and venue of the next meeting: Monday 3 March 2014 at 6.00pm at the Town Council Office.

The meeting closed at 8.30pm.

Chairman:

Date: