



ANDOVER TOWN COUNCIL

A

Minutes of Planning Committee

Time and date

6.00pm on Monday, 13 November 2017

Place

Upper Guildhall, High Street, Andover.

Details of Attendance:

Cllr B Long (Chairman) (P)

Cllr V Pond (Vice Chairman) (P)

Cllr C Bartholomew (P) (arrived 6.04pm) Cllr B Carpenter (P) Cllr A Cotter (P)

Cllr C Ecclestone (P) Cllr L Gregori (P) (arrived 6.03pm) Cllr R Kidd (P)

Cllr R Rowles (A)

Officers Present:

Tor Warburton – Committee Officer (training) (taking the minutes)

Members of Public Present: 10

Other Councillors Present: none

PC 140/17

Apologies

No apologies were received.

PC 141/17

Declarations of Interest

Cllr B Long expressed an interest in 17/02767 (Andover Baptist Church).

PC 142/17

Minutes

Cllr B Carpenter proposed and Cllr V Pond seconded that the minutes of the Planning Committee meeting held on 23 October 2017 were a correct record and to be signed by the Chairman.

A vote was taken which was unanimous.

RESOLVED: that the minutes of the Planning Committee meeting held on 23 October 2017 were a correct record and to be signed by the Chairman.

PC 143/17

Public Participation

Mr Nigel Long made comments on two items:

5.3: Mr Long felt that this should be objected to as the toilet scheme does not work.

Cllr L Gregori arrived – 6.03pm

5.4: Mr Long felt that this should be objected to as it would exceed the 7 year land split.

Cllr C Bartholomew arrived – 6.04pm

Mr Ian Caddy spoke on item 5.4. He feels that the roundabout at the bottom of the B3400 would not be able to cope with the additional houses that are being put up. Added to this he understands that

Apsley Farm is to have 1000 houses built on and also The Arbory is due to increase it's residents. All of these increases will add to the pressure on the infrastructure. He expressed concern over the B3400, which is already an extremely busy road and is worried that there will be more fatalities. He expressed concern that Test Valley Borough Council appears to be in-filling the whole of Andover Down and shortly there will be no outlying villages as they will have all been incorporated into the town. John Spurgeon spoke about item 5.4.

Mr Spurgeon asked that the residents of Andover Down be given some consideration. He had hoped that the Local Plan would give some control but it does not appear to have done so. Mr Spurgeon also expressed concern over the speed and density of traffic on the B3400 increasing with all the new buildings.

Mr John Char

Mr Char spoke on item 5.4. Mr Char reminded the committee that retrospective planning is in the process of appeal for for Apsley Farm's fire eaters and yet now 1000 homes have been allowed planning permission for the same land. He also stated that the B3400 is a very dangerous road and with all the building there will be more traffic to be accommodated on this road.

Ms Rummage

Ms Rummage spoke about the approved plan for 19 Newtown Close. The application has been presented 4 times with little change each time. The first time the committee objected to the proposed application but has since passed a no objection decision. She wanted to know why. She asked that this be noted and that applications are cross referenced more thoroughly in the future. Cllr B Long agreed to look into these applications.

Mary Martin

Ms Martin spoke about item 5.4. She has lived at the junction of B3400 and B34 for 70 years and can attest to the fact that the traffic has increased and looks to continue to do so with all the new buildings proposed. She also commented that at this junction there used to be a lamp post which disappeared around 2 years ago and has not been replaced. It is very dangerous to have that area in the dark and wonders if it can be replaced.

PC 144/17

Planning Applications (Test Valley Borough Council)

The following observations from lists 39, 40 & 41 were made and submitted to the Planning Authority, Test Valley Borough Council:

5.1	17/02341/ADVN 24.10.2017 ANDOVER TOWN (ST MARYS)	Display of illuminated and non-illuminated signage	82 High Street, Andover, SP10 1NG,
Objection: No cadence information given. It is in a conservation area and no timings have been given.			
5.2	17/02342/LBWN 24.10.2017 ANDOVER TOWN (ST MARYS)	Installation of external signage and lighting	82 High Street, Andover, SP10 1NG,
Objection: No cadence information given. It is in a conservation area and no timings have been given.			
5.3	17/02704/RDCAN 24.10.2017 ANDOVER TOWN (ST MARYS)	Demolition of toilet block	Car Park Toilets, George Yard, Andover, Hampshire SP10 1PD
Objection: It is felt that the demolition is premature given the toilet facilities were only closed in July 2017, there has not been enough time to see if the community toilet scheme will work. It has been shown in other areas that participating members have dropped out within the second year, leaving the community with limited toilet facilities. Where are adult changing facilities going to be put? It is understood that a petition has been submitted for Test Valley Borough Council to provide adult changing facilities. Disabled access to the community toilets is limited. The cost of dismantling the toilets will be expensive and it will be many years before this is recouped.			
5.4	17/02710/OUTN 27.10.2017 ANDOVER TOWN (ST MARYS)	Outline planning application (with all matters reserved) for erection of up to 99 dwellings, landscaping, public open space and associated infrastructure, access from Picket Twenty Way and from Phase 4 of the approved Picket Twenty new community and Picket Twenty extension and pedestrian access to London Road.	Land At Picket Twenty, Picket Twenty, Andover, Hampshire
Objection:			

<ul style="list-style-type: none"> • These extra houses will have a detrimental impact on local primary schools. Pilgrims Cross has already been extended and is already full. The other primary school available is on Augusta Park and that is too far for primary aged children to travel. Vigo Rd school is almost full. The area is not able to accommodate more children at local schools. • It is planned that footpath access will open onto the B3400, this will go straight into traffic travelling at 50 miles per hour. There is no existing footpath. There is only a narrow grass verge and the bus stop is outside the Arbory and some distance from the footpath entrance, which is not clear on the map. These comments are echoed by the Ramblers Association in their comments in their email to Test Valley planning on 7 November 2017. • The B3400 is a fast, dangerous road with hidden dips. Local residents feel that the increased traffic into the B3400 will cause more problems on an already dangerous road. This makes Andover Down a more residential area and the speed limit should reflect this. • Public Open space – The developers have to provide a certain amount of open space. The committee do not believe that the combined pockets totalling 0.056 hectares fulfils that obligation and each pocket is too small to provide any benefit for the residents. • The committee believe that the amount of affordable homes being provided does not fulfil the developer's obligation and that the residents are being 'short-changed'. • Parking – the committee believe that there are insufficient parking places for visitors and services. Although the developers are providing the required number of parking spaces as there is nowhere else to park once these are filled, it is thought that this will be insufficient. This will exacerbate parking on pavements for visitors and service vehicles. Not all parking for residents is by the housing which breaches TVBC's transport statement of 2012, not allowing for charging points for residents. 			
5.5	17/02799/FULLN 01.11.2017 ANDOVER TOWN (ST MARYS)	Residential development of 22 dwellings, associated landscaping, amenity areas and access	Land North Of 10 Walworth Road, Walworth Road, Picket Piece, Andover Hampshire SP11 6LU
<p>Objection: Not enough affordable housing, under the 70/30 split required. Noise and disturbance from being located next to the industrial estate could be detrimental to residents. (Cllr L Gregori left the room at 7.15pm)</p>			
5.6	17/02845/FULLN 03.11.2017 ANDOVER TOWN (ST MARYS)	Change of use of 1st and 2nd floor offices to residential, with the erection of single storey rear extension and roof terrace.	25 High Street, Andover, Hampshire, SP10 1LJ
<p>No Objection Comment: Ensure flats are sufficiently soundproofed from noise levels of town centre activities including the neighbouring public house, which could be detrimental to residents. (Cllr L Gregori returned at 7.21pm)</p>			

Please see appendix B for the Observations of the Planning Committee submitted to Test Valley Borough Council.

PC 145/17 **Decision Notices**
Noted.

PC 146/17 **Review of Andover Access plan**
 It was noted that no comments have been received from other Councillors. Cllr C Bartholomew commented on the footpath leading from the Hungry House roundabout to Dairy Court. It is very muddy and dark. As the path is not tarmacked the Committee were not sure if this would come under the Access Plan. Cllr B Long and Cllr C Bartholomew agreed to investigate.
 Cllr R Kidd left at 7.36pm
 Cllr C Bartholomew also expressed concern regarding the lack of pathways leading up to Dairy Court from the Charlton Road direction. The developers never finished them off and the lamps do not work, Hampshire County Council will not adopt them until they are finished. Currently they cannot be used by wheelchair users and prams. Cllr C Bartholomew agreed to investigate.
 Cllr R Kidd returned at 7.39pm
 It was agreed to leave the Andover Access Plan on the Agenda for the next meeting.

PC 147/17 **Traffic Plan for Andover**
 It was discussed that this agenda point be amalgamated with the Andover Access Plan in order to get a better overview and to develop a more strategic approach to the addressing of both.
 It was agreed that training on the Traffic Plan should be undertaken and officers will invite a member of Test Valley Borough Council to attend a Planning Meeting in order to deliver this.

PC 148/17 **Consultation**

It was agreed that this document needs simplifying with executive summaries and flow charts to make it more comprehensive to the public.

PC 149/17 Strategic Housing and Economic Land Availability Assessment (SHELAA) – Complete List of Submitted Sites

Cllr B Long agreed to find out if Basingstoke and Dean have had a SHELAA list requested yet. The list was noted.

PC 150/17 CiL Monies

It was agreed that a list needs to be put together, suggestions we made that these link with Andover Vision’s initiatives where possible. Potential suggestions were:

- Trim trails
- Community Centre

PC 151/17 Street naming

Members considered one application for a street name change. 1 Dexter Court, Ox Drove would become 1 Plum Tree Corner, 1 Dexter Court, Ox Drove. There were no objections.

PC 152/17 Communications from Test Valley Borough Council

Members considered an appeal with reference to plot 5 Andover Business Park. It was noted. Members considered the parking review of East Andover and it was agreed that the following comment would be sent to Test Valley Borough Council – ‘Any double yellow line parking restrictions must be enforced’.

PC 153/17 Test Valley Borough Council – Northern Area Planning Committee

No agenda had been received. Cllr B Long agreed to look into this.

PC 154/17 Communications from Hampshire County Council

There were no communications from Hampshire County Council.

PC 155/17 Street Trading Licences

There were no street trading licences.

PC 156/17 Items for consideration at the next meeting

Parking, members felt more discussion was needed.

Traffic Plan/Access Plan

PC 157/17 Date of next meeting

Members noted that the date of the next meeting was **Monday 4 December 2017 at 6pm, at the Guildhall.**

The Chairman closed the meeting at 8.15 pm

CHAIRMAN

DATE.....