



# Planning Committee Minutes

**Time and date**

6.00pm on Monday **22 June 2026**

**Place**

Andover Community Engage, Andover

**Councillors Present:**

Arrival time noted if after meeting start

Cllr L Gregori (Chairman)	<b>P</b>		Cllr J Cockaday (Vice Chairman)	<b>P</b>		Cllr T Burley	<b>P</b>	
Cllr J Goodwin	<b>P</b>		Cllr A Horsnell	<b>P</b>		Cllr R Hughes	<b>A</b>	
Cllr R Kidd	<b>P</b>	6.09pm	Cllr G Walters	<b>P</b>				

**Officers Present:**

Micha West (Deputy RFO)

**Members of the Public:**

2

**TVBC/HCC Councillors:**

0

**Members of the Press:**

0

## **PUBLIC SESSION** (*The discussion below is a short summary and is not recorded word for word.*)

**PC 012/06/26**

The Committee received comments from members of the public present in respect of Agenda Item 7.10, application 26/01180/FULLN, which set out their objections to the proposed development.

## **ELECTION OF CHAIRMAN**

**PC 013/06/26**

It was proposed by Councillor J Cockaday and seconded by Councillor A Horsnell that Councillor L Gregori be appointed as Chairman.

It was proposed by Councillor J Goodwin and seconded by Councillor T Burley that Councillor J Goodwin be appointed as Chairman.

There were no further nominations.

In accordance with Standing Orders, a vote was taken by a show of hands, which was:

Councillor Luigi Gregori – 3 votes

Councillor Jack Goodwin – 2 votes

It was **RESOLVED** that Councillor L Gregori be elected as Chairman of the Planning Committee for the Municipal Year 2026/2027.

## **ELECTION OF VICE CHAIRMAN**

**PC 014/06/26**

It was proposed by Councillor T Burley and seconded by Councillor L Gregori that Councillor J Cockaday be appointed as Vice Chairman.

Councillor G Walters nominated himself to be elected as Vice chairman. There was no seconder.

Councillor J Goodwin nominated himself to be elected as Vice Chairman. There was no seconder.

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	There were no further nominations. It was <b>RESOLVED</b> that Councillor J Cockaday be elected as Vice Chairman of the Planning Committee for the Municipal Year 2026/2027.	
<b>APOLOGIES FOR ABSENCE</b>		
<b>PC 015/06/26</b>	Apologies were received from Councillor R Hughes.	
<b>DECLARATIONS OF INTEREST</b>		
<b>PC 016/06/26</b>	There were no Declaration of Interests received from the Members present at the meeting.	
<b>MINUTES OF PREVIOUS MEETING</b>		
<b>PC 017/06/26</b>	It was proposed by Councillor T Burley and seconded by Councillor A Horsnell and <b>RESOLVED: Unanimously</b> , that the Minutes of the Planning Committee meeting held on Monday 1 June 2026, be signed by the Chairman as a correct record.	
<b>PLANNING APPLICATIONS FOR CONSIDERATION BY COMMITTEE</b>		
<b>PC 018/06/26</b>	Members considered and made observations on Andover Town Planning Applications on Test Valley Borough Council weekly lists of 22, 23 & 24.	
7.1 <a href="#">26/01115/FULLN</a> (MILLWAY)	Two storey side extension and ground floor single storey extension	<b>22 St Hubert Road</b>
<b>Comments:</b>		
<ul style="list-style-type: none"> <li>• <b>Concerns of potential overlooking of a neighbouring property.</b></li> <li>• <b>There is insufficient ecological information to support the application.</b></li> <li>• <b>The Council supports the Ecology Officer's report regarding the requirement of a preliminary Roost Assessment.</b></li> </ul>		
7.2 <a href="#">26/01086/FULLN</a> (DOWNLANDS)	Erection of 36 residential dwellings with associated access, parking, landscaping, open space including space for a play area, infrastructure and works, with demolition of the existing chapel building	<b>Land North Of Walworth Road, Picket Piece</b>
<b>Objection:</b>		
<ul style="list-style-type: none"> <li>• <b>No details of future proofing, i.e., provision of heat pumps, electric charging points and solar panels.</b></li> <li>• <b>Concerns of increase in traffic generation safety and parking issues.</b></li> <li>• <b>Increased traffic congestion</b></li> <li>• <b>Overdevelopment within the area.</b></li> <li>• <b>In agreement with the Landscape Officer's report regarding conditions that need to be met.</b></li> <li>• <b>Concerns regarding the impact of the removal of the existing lay-by, on visitors, Royal Mail vehicles, delivery drivers and other service providers.</b></li> <li>• <b>Disappointed to see there is no communication/input with Southern Water with regards to drainage.</b></li> </ul>		
(Councillor R Kidd arrived at 6.09pm)		
7.3 <a href="#">26/01142/FULLN</a> (HARROWAY)	Replacement solid roof and glazing to conservatory	<b>4 The Old Creamery, 50A Charlton Road</b>
<b>No objection</b>		
7.4 <a href="#">26/00400/FULLN</a> (WINTON)	Single storey rear extension, removal of chimney, alterations to, and increase in height of roof to provide first floor accommodation, alterations to fenestration, erection of fence and construction of raised patio – amendment to patio	<b>23 Hedge End Road</b>
<b>No objection – Comment:</b>		

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- It is recommended that Officers review the objections received from neighbouring properties regarding the impact of being overlooked by the raised patio.

7.5 Single storey rear extension and new roof to accommodate first floor accommodation **The Vines , 12 Rooksbury Road**  
[26/01145/FULLN](#)  
 (MILLWAY)

**No objection**

7.6 Erection of play equipment ramp, field shelter and aviary **Finkley Down Farm**  
[26/01030/FULLN](#)  
 (ROMANS)

**No objection - Comment:**

- Concerned regarding the retrospective nature of the application, noting that works had already commenced before the proposal had been considered and determined through the planning process.

7.7 Variation of Conditions 3 (Re-wording) and 5 (Approved plans) of Planning Permission 24/01978/FULLN (Erection of two stand alone assisted living units) to allow for changes to the approved landscaping scheme **Ravenna Lodge , East Anton Farm Road**  
[26/01147/VARN](#)  
 (ROMANS)

**No objection**

7.8 Proposed front porch, single storey side and rear extension **Ridings , 2A St Hubert Road**  
[26/01158/FULLN](#)  
 (MILLWAY)

**No objection**

7.9 Roof alterations including half-hip gable, dormers to front and rear, removal of rear balcony and roof overhang and replacement single storey rear extension **30B London Road**  
[26/01038/FULLN](#)  
 (ST MARYS)

**No objection**

7.10 Change of use of vacant ground floor retail units to a 15 room House in Multiple Occupation (HMO) **33 Millway Road**  
[26/01180/FULLN](#)  
 (MILLWAY)

**Objection:**

- Concerns regarding the safety and suitability of the proposed access arrangements.
- The development could generate additional traffic movements on Millway Road, which is already subject to significant traffic volumes.
- Insufficient information has been provided regarding sustainability and future-proofing measures, including the provision of heat pumps, electric vehicle charging infrastructure and solar panels.
- Concerns that the proposed development may result in increased noise and disturbance to neighbouring occupiers.
- The application does not provide details of outdoor amenity space for future residents.
- Concerns regarding the adequacy of parking provision, given the scale of the proposed 15-room HMO development and potential visitor parking demand.
- Concerns that access and parking arrangements for refuse collection vehicles are inadequate, potentially resulting in vehicles stopping on Millway Road and creating congestion and highway safety issues, particularly during peak periods such as school drop-off and pick-up times.
- Out of keeping with surrounding area and overdevelopment concerns.
- Potential for health and safety concerns with a shared kitchen facility between a high volume of occupants.

7.11 Erection of outbuilding at rear **15 Bourne Court**  
[26/01094/FULLN](#)  
 (ST MARYS)

**No objection**

7.12 Erection of garden room for use as home hair salon **10 Pen Close**  
[26/01168/FULLN](#)  
 (ST MARYS)

**Objection:**

- **Insufficient detail on how the supply of power and water utilities will be obtained.**
- **Concerns of parking provision with the potential number of clients/visitors to the property.**

7.13 Partial change of use of ground floor from takeaway **99 High Street**  
[26/01139/FULLN](#)  
 (ST MARYS) to residential, removal of garden roof covering and addition of gate

**No objection - Comment:**

- **The application description appears inconsistent with the submitted plans, which show the ground-floor shop unit being retained.**

7.14 Change of use from mental health day centre to **68B Junction Road**  
[26/01088/FULLN](#)  
 (MILLWAY) mixed Class E use (commercial, business and service) including therapy rooms, consulting rooms, medical services and wellbeing uses

**Objection:**

- **The plans would mean a loss of clinical use of building for the NHS.**
- **Insufficient information provided to enable a more informed response.**
- **Lack of detail regarding number of rooms to ascertain whether there is sufficient parking provision.**

7.15 T1 - Pine Tree (TPO.TVBC.196) - Fell **3 Vincent Drive**  
[26/01226/TPON](#)  
 (WINTON)

**Comments:**

- **Refer to the Arboriculturist, to check the requirements and necessity of proposed work.**
- **Would like to see replacement trees being planted, on a 1 to 1 basis.**

7.16 Replace rear conservatory with single storey flat **30 Blendon Drive**  
[26/01162/FULLN](#)  
 (HARROWAY) roof extension with rooflight, alterations to windows and doors and subdivision of garage to create workspace with addition of doors to rear

**Objection:**

- **Insufficient detail on submitted drawings, such as additional dimensions, rooflight specifications, materials, window and door details and the proposed garage subdivision layout, which would ensure the development is fully understood.**
- **Concerns of overlooking**
- **The subdivision of the garage to create a workspace has been considered and the requirement of 3 parking spaces. Clarification is required as to whether dropped kerbs exist.**

7.17 Single-storey rear extension with 2 rooflights and a **14 Batchelors Barn Road**  
[26/01218/FULLN](#)  
 (ST MARYS) gable-end roof design

**No objection**

7.18 T1 - Pine - Fell, T2 - Copper Beech - Reduce canopy **1 Tyrells Croft**  
[26/01208/TPON](#)  
 (ST MARYS) by up 1.5m, T3 and T4 - Lime - Secondary pollard to 10m, T5 and T6 - Beech - Fell, T7 - Pine - Fell, T8 - Beech - Raise canopy up to 5m from ground level and reduce lower lateral limbs by up to 2m

**Comments:**

- **Refer to the Arboriculturist, to check the requirements and necessity of proposed work.**
- **Would like to see replacement trees being planted, on a 1 to 1 basis.**

7.19 T1 - Sycamore - Fell **17 Pearman Drive**  
[26/01269/TPON](#)

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(ST MARYS)

**Comments:**

- Refer to the Arboriculturist, to check the requirements and necessity of proposed work.
- Would like to see replacement trees being planted, on a 1 to 1 basis.

7.20 Demolition of existing buildings **Charlton Place, Charlton Road**

[26/01067/FULLN](#)

(ST MARYS)

**No objection**

7.21 Conversion and extension of garage to form garden **The Brambles, 13 Dene Path**  
room/garden store

[26/01280/FULLN](#)

(WINTON)

**No objection**

7.22 Change of use from C3 residential dwelling to C2 **81 Berry Way**  
care home for one child

[26/01296/FULLN](#)

(MILLWAY)

**No objection**

**DECISION NOTICES**

**PC 019/06/26** The decision notices TVBC Lists 22, 23 & 24 were noted.

**APPEAL DECISIONS**

**PC 020/06/26** Members noted the appeal decision notice for **25/02135/VARN.**

**STREET TRADING**

**PC 021/06/26** Members considered a Street Trading Renewal Licence application for **Market For All Seasons.**  
Committee comment: **No objection.**

**SIDS DATA**

**PC 022/06/26** Members noted the SID Data report.  
A request was made to double check the data figures.

**SIDS DEVICE POSITIONING LIST**

**PC 023/06/26** Members noted the latest Device Positioning List.  
It was also noted that approval had been received for SIDs to be installed on The Drove and Tollgate Road. The SID Maintenance Contractor had been requested to update the rota accordingly.  
Following a recent site visit to Ox Drove by two members, an update was given regarding the potential placement of a SID. It was felt that there was no clear line of sight along the location and that significant vegetation clearance would be required. Ox Drove would be revisited after the nesting season.

**QUESTIONS FOR OTHER AUTHORITIES**

**PC 024/06/26** The following question was raised for Hampshire County Council (HCC) Highways:  
Are the signal timings on the traffic lights situated on Walworth Road being monitored?  
Officers would pose the question to HCC.

**NEXT MEETING**

**PC 025/06/26** Members noted the date of the next meeting: **Monday, 13 July 2026 to be held at Andover Community Engage, Andover, at 6.00pm.**

**MEETING CLOSURE**

**PC 026/06/26** The Chairman closed the meeting at **7.09pm.**

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