

Minutes of the **Northern Area Planning Committee**
of the **Test Valley Borough Council**
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover
on Thursday 12 July 2018 at 5:30 pm

Attendance:

Councillor C Borg-Neal (Chairman)	(P)	Councillor T Preston (Vice Chairman)	(P)
Councillor I Andersen	(A)	Councillor P Giddings	(P)
Councillor P Boulton	(A)	Councillor K Hamilton	(P)
Councillor A Brook	(A)	Councillor S Hawke	(P)
Councillor Z Brooks	(P)	Councillor A Hope	(P)
Councillor J Budzynski	(P)	Councillor P Lashbrook	(P)
Councillor D Busk	(P)	Councillor J Lovell	(A)
Councillor I Carr	(A)	Councillor C Lynn	(P)
Councillor J Cockaday	(P)	Councillor P Mutton	(A)
Councillor D Denny	(P)	Councillor J Neal	(P)
Councillor D Drew	(P)	Councillor P North	(P)
Councillor B Few Brown	(-)	Councillor B Page	(-)
Councillor M Flood	(P)	Councillor G Stallard	(P)

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Minutes

Resolved:

That the minutes of the meeting held on 21 June 2018 be confirmed and signed as a correct record.

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Declarations of Interest

Councillor Cockaday declared a personal interest in application 18/00940/FULLN as he is a shareholder at Aster in name only. He remained in the room and spoke and voted thereon.

Councillor Borg-Neal declared a personal interest in application 18/00814/FULLN as he had a longstanding, personal friendship with the Applicant, which could give rise to a public perception that his judgement of the application would be unduly influenced by that relationship. He left the room whilst the application was discussed.

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Schedule of Development Applications

Resolved:

That the applications for development as set out in the attached schedule be determined as indicated.

Note:

In accordance with the Council's scheme of Public Participation the following spoke on the applications indicated:

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10 - 24	18/00814/FULLN	Mr A Scott (Objector)
8	25 - 42	18/00940/FULLN	Ms T Hancock (on behalf of Applicant)

(The meeting ended at 6:47 pm)

Schedule of Development Applications

7	APPLICATION NO.	18/00814/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	26.03.2018
	APPLICANT	Mr R and Ms C Munnery and Norton
	SITE	The Cottage, Cow Lane, Kimpton, SP11 8NY, KIMPTON
	PROPOSAL	Two storey side extension to form enlarged entrance hall, utility room and cloakroom with en-suite bathroom over and first floor rear extension to form bedroom, removal of existing part thatched roof and reduction in chimney height
	AMENDMENTS	Drawing: 873 / 05 Sight Lines received 24.05.2018
	CASE OFFICER	Mrs Donna Dodd

REFUSED for the reason:

1. **The proposed development would, by reason of its size, siting and design, result in an unacceptable overbearing impact and unreasonable level of overlooking across the side/rear garden of the neighbouring property Afon. This would fail to provide for the privacy and amenity of these occupants and would thereby conflict with policy LHW4 of the Test Valley Borough Revised Local Plan 2016.**

8	APPLICATION NO.	18/00940/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	26.04.2018
	APPLICANT	Aster Group
	SITE	Garages at Venice Court, Andover, Hampshire, ANDOVER TOWN (ALAMEIN) / SMANNELL
	PROPOSAL	Erection of 4 dwellings and associated works
	AMENDMENTS	
	CASE OFFICER	Mrs Mary Goodwin

REFUSED for the reasons:

1. **The application fails to demonstrate that the design, layout, scale, siting, levels and landscaping of the proposed development would integrate successfully within the local environment, or respond positively to the local character, street scene and landscape. The proposed development would have a harsh and hard appearance and would result in the loss of a significant area of shared landscaped space, which is important to the character, amenity and appearance of the existing development and area. The application therefore fails to accord with the provisions of Test Valley Borough Revised Local Plan policies E1 and E2.**

- 2. The proposal fails to provide for the retention of important existing trees within the site, which are protected by a Tree Preservation Order and which are considered to be important to the visual amenities and character of the area. The application fails to demonstrate how the trees could be retained and maintained during the construction period and into the future, given the proposed layout and levels, the positions of the trees within and adjoining the proposed private garden areas and dwellings and the anticipated future growth of the trees. The development is likely to result in conflict between the trees and living conditions within the dwellings and/or gardens, due to shading, maintenance issues, falling debris and overhanging branches resulting in predictable pressures to fell, lop or prune the trees. The proposal therefore fails to accord with criteria b), d) and f) to policy E2 of Test Valley Borough Revised Local Plan (2016).**
- 3. The proposed layout and design fails to provide adequate usable private garden space for the amenities of the residents of the proposed three bedroom dwellings at plots 2, 3 and 4, as the enclosed rear gardens would be dominated and heavily shaded by the existing trees which are protected by a Tree Preservation Order and which are proposed to be retained. The proposal therefore conflicts with criteria b) and c) to Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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