

## Notice of Meeting

# Northern Area Planning Committee

**Date:** Thursday, 13 September 2018

**Time:** 17:30

**Venue:** Conference Room 1, Beech Hurst, Weyhill Road, Andover,  
Hampshire, SP10 3AJ

**For further information or enquiries please contact:**

Sally Prior - **01264 368024**

email [sprior@testvalley.gov.uk](mailto:sprior@testvalley.gov.uk)

**Legal and Democratic Service**

Test Valley Borough Council,  
Beech Hurst, Weyhill Road,  
Andover, Hampshire,  
SP10 3AJ

[www.testvalley.gov.uk](http://www.testvalley.gov.uk)

The recommendations contained in the Agenda are made by the Officers and these recommendations may or may not be accepted by the Committee.

### **PUBLIC PARTICIPATION SCHEME**

*If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.*

## Membership of Northern Area Planning Committee

<b>MEMBER</b>		<b>WARD</b>
Councillor C Borg-Neal	Chairman	Harroway
Councillor T Preston	Vice-Chairman	Alamein
Councillor I Andersen		St Mary's
Councillor P Boulton		Broughton and Stockbridge
Councillor A Brook		Alamein
Councillor Z Brooks		Millway
Councillor J Budzynski		Winton
Councillor D Busk		Broughton and Stockbridge
Councillor I Carr		Charlton
Councillor J Cockaday		St Mary's
Councillor D Denny		St Mary's
Councillor D Drew		Harewood
Councillor B Few Brown		Amport
Councillor M Flood		Anna
Councillor P Giddings		Bourne Valley
Councillor K Hamilton		Harroway
Councillor S Hawke		Millway
Councillor A Hope		Over Wallop
Councillor P Lashbrook		Penton Bellinger
Councillor J Lovell		Winton
Councillor C Lynn		Winton
Councillor P Mutton		Penton Bellinger
Councillor J Neal		Millway
Councillor P North		Alamein
Councillor B Page		Harroway
Councillor G Stallard		Anna

## Northern Area Planning Committee

Thursday, 13 September 2018

### AGENDA

The order of these items may change as a result of members  
of the public wishing to speak

- 1 Apologies
- 2 Public Participation
- 3 Declarations of Interest
- 4 Urgent Items
- 5 Minutes of the meeting held on 23 August 2018
- 6 Information Notes
- 7 18/01673/VARN - 26.06.2018 10 - 21  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: Little Ochi, 76 Weyhill Road, Andover, SP10  
3NP **ANDOVER TOWN (MILLWAY)**  
CASE OFFICER: Miss Katherine Dowle
- 8 18/01841/FULLN - 16.07.2018 22 - 27  
**(OFFICER RECOMMENDATION: PERMISSION)**  
SITE: 1 Yew Tree Close, Goodworth Clatford, SP11  
7RR **GOODWORTH CLATFORD**  
CASE OFFICER: Mrs Donna Dodd
- 9 **DELIVERY OF AN ACOUSTIC FENCE ADJACENT TO THE A303** 28 - 42  
  
To update Councillors on the progress made in the delivery of fencing associated with the development of employment opportunities at the Andover Business Park, and to report that there are sections of the road that it is not possible to provide acoustic fence.

## ITEM 6

**TEST VALLEY BOROUGH COUNCIL**  
**NORTHERN AREA PLANNING COMMITTEE**  
**INFORMATION NOTES**

### **Availability of Background Papers**

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

### **Reasons for Committee Consideration**

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees, or the Planning Control Committee instead, and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications which the Head of Planning and Building Services considers are of significant local interest or impact.
- Applications (excluding notifications) where a Member requests in writing, with reasons, within the stipulated time span that they be submitted to Committee.
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest for its own developments except for the approval of minor developments.
- Notifications on which material planning objection(s) has been received within the stipulated time span (the initial 21 day publicity period) and no agreement with the Chairman of the appropriate Committee after consultation with the appropriate Ward Member(s) has been reached.

- Determination of applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

## **Public Speaking at the Meeting**

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors with prejudicial interests, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

## **Content of Officer's Report**

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

## **Status of Officer's Recommendations and Committee's Decisions**

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

### **Conditions and Reasons for Refusal**

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

### **Decisions subject to Completion of a Planning Obligation**

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

### **Deferred Applications**

Applications may not be decided at the meeting for a number of reasons as follows:

- \* The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.

- \* Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- \* The Committee may resolve to seek additional information or amendments.
- \* The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.
- \* Where the Committee has resolved to make a decision, which in the opinion of the Head of Planning and Building, has a possible conflict with policy, public interest or possible claims for costs against the Council, those applications shall be referred to the Planning Control Committee for determination.

### **Visual Display of Plans and Photographs**

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

### **Human Rights**

"The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- \* Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- \* Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

### **Natural Environment and Rural Communities Act 2006 (NERC)**

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "*every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

### **Other Legislation**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016). Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Document (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework sets out that where the development plan is absent, silent or relevant policies are out of date permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- Specific policies in the Framework indicate development should be restricted.



However, account can also be taken of policies in emerging development plans, which are going through the statutory procedure towards adoption. Annex 1 of the NPPF sets out that greater weight can be attached to such policies depending upon

- The stage of plan preparation of the emerging plan;
- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

The National Planning Policy Framework states that 'In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.'

## ITEM 7

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<b>APPLICATION NO.</b>	18/01673/VARN
<b>APPLICATION TYPE</b>	VARIATION OF CONDITIONS - NORTH
<b>REGISTERED</b>	26.06.2018
<b>APPLICANT</b>	Mr Gabby Senior
<b>SITE</b>	Little Ochi, 76 Weyhill Road, Andover, SP10 3NP, <b>ANDOVER TOWN (MILLWAY)</b>
<b>PROPOSAL</b>	Variation of Condition of 2 of 15/02011/FULLN (Conversion and extension of existing garages to form new dwelling; erection of cycle store for existing flats) to substitute Drawing No's 2710-06 to 2710-06 A and 2710-08 to 2710-08 A
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Miss Katherine Dowle
	Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee at the request of Councillor Neal.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site comprises of a detached back land dwelling which is currently under construction/conversion and is addressed in the application form as No.76 Weyhil Road, Little Ochi. The two storey building was granted permission under the application 15/02011/FULLN to convert and extend former garages in to a dwelling house. An earlier consent granted permission for the existing frontage building to be converted into two flats, No.76A and No.76B. Vehicular access to No.76 is provided to the east of these flats via a shared driveway. The rear garden of Little Ochi is formed by close-boarded wooden fences.

### 3.0 PROPOSAL

- 3.1 To vary condition 2 of the original planning permission for the property to amend the approved drawings to allow an enlarged outbuilding at the rear of the garden. This application has been made retrospectively as the outbuilding has already been constructed.
- 3.2 The outbuilding would be 2.5m tall with a flat roof and would be 7.5m wide by 4m deep. The building is constructed of red brick with three white upvc windows and a door in the south elevation. It would be used for the storage of bicycles and garden implements. There would be no alteration to the cycle store serving the flats No.76A and No.76B.

### 4.0 HISTORY

- 4.1 15/02011/FULLN - Conversion and extension of existing garages to form new dwelling; erection of cycle store for existing flats – Permission subject to conditions 14.03.2016

**02. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2710-06, 2710-07, 2710-08  
Reason: For the avoidance of doubt and in the interests of proper planning.**

- 4.2 13/01550/FULLN - Conversion of a single dwelling to 2 No flats (Retrospective) – PERMISSION subject to conditions 10.09.2013
- 4.3 TVN.08252/5 – Erection of two storey extension, conservatory and triple garage to rear, porch to side and front boundary wall – PERMISSION subject to conditions 25/02/2004
- 4.4 TVN.08252/3 – Two storey and single storey rear extension to provide family room, computer room/library, guest bedroom and conservatory with erection of double detached garage. Increase in height of wall fronting the highway – REFUSE 03/01/2002
- 4.5 TVN.08252/2 - Erection of house and detached single garage – permission 28/01/2002
- 4.6 TVN.08252/1 – Erection of two storey extension to provide family/common room, guest bedroom, library/computer room, W/C erection of rear conservatory and double garage with alteration- REFUSE 30/08/2001
- 4.7 TVN.08252 – Erection of three bedroom detached dwelling, single detached garage and alterations to existing access – REFUSE 30/08/2001

**5.0 CONSULTATIONS**

**5.1 Trees: No objection**

A large Horse Chestnut subject to TPO.TVBC.255, was felled after an appeal for refusal was allowed. One of the conditions was for a replacement tree. This tree has not been planted so it would be appropriate that any application to show a replacement tree along with how it will be planted, and how it will be able to reach maturity.

**6.0 REPRESENTATIONS** Expired 20.07.2018

**6.1 Andover Town Council: No Objection**

Need to check that the dimensions of the cycle/ garden shed have remained consistent over the changed planning applications.

*Case Officer Notes: The cycle store for the adjacent flats which were approved in the application 15/01673/FULN and shown in the approved plans 2710-06 and 2710-08 had dimensions of approximately 1.6m by 2.4m and the submitted plans show the cycle store with the same dimensions.*

**6.2 Three letters of objection from 9 Roundway Court, 11 Roundway Court and 5 Roundway Court summarised as:**

- Over development of the site
- Size of the building
- Impact on outlook from dining room and conservatory of No.11
- Concern at height of the house

**7.0 POLICY**

**7.1 Government Guidance**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

**7.2 Test Valley Borough Revised Local Plan (2016)(RLP)**

COM2: Settlement Hierarchy

COM15: Infrastructure

E1: High Quality Development in the Borough

E8: Water Management

LHW1: Public Open Space

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

**7.3 Supplementary Planning Documents (SPD)**

Infrastructure and Developer Contributions

**8.0 PLANNING CONSIDERATIONS**

8.1 The application 15/02011/FULLN established the principle of the development and granted permission for the construction of a new dwelling, a cycle store and an outbuilding at the rear of the property. This application seeks to vary the approved plans to address the outbuilding at the rear of the garden which has been constructed larger than that previously approved. As such the main planning considerations are:

- Character of the area
- Amenity
- Trees

**8.2 Character of the area**

The proposed outbuilding would be located in the rear garden of Little Ochi, at the very north of the site. It would be wider and deeper than the previously approved outbuilding but would not be visible from public vantage points. The outbuilding would have a flat roof compared to the single pitched roof previously approved. The building would be approximately 7.5m wide and 4m deep which would be approximately 1m deeper and 2.7m longer than the previously approved outbuilding. The previously approved outbuilding would be 2.5m at its highest part and 2.45m at the lowest part while the proposed outbuilding would be 2.5m tall with a flat roof. Due to the juxtaposition of nearby properties and tall boundary fences, the proposed outbuilding would not be visible from public vantage points. The design of the proposed outbuilding is similar to that previously approved and would integrate with the character of the host property.

For these reasons, the alteration in the size and design of the outbuilding would integrate, respect and complement the character of the area, complying with Policy E1.

**8.3 Amenity**

The garden of No.76 is bordered to the east by No.5, No.7, No.9 and No.11 Roundway Court, to the west by No.78A and to the north by No.80B.

**8.4 Privacy**

The proposed outbuilding would include two additional windows in the south elevation. These would face towards the garden of the host property and the addition of two windows looking in this direction is not considered to impact on the privacy of neighbouring properties.

**8.5 Shadowing**

The proposed outbuilding would be approximately 2.5m tall. This was the same height as the highest part of the previously approved outbuilding. The outbuilding is a similar height to the existing garages at the rear of Roundway Court. The increase in the width of the outbuilding, extending the outbuilding away from Roundway Court, increase in depth or the alteration to a flat roof would not cause an increase in the shadowing of the gardens of Roundway Court. Therefore the proposal would not cause sunlight levels reaching neighbouring properties to fall below acceptable levels.

**8.6 Daylight**

The proposed amendments to the scheme would increase its width and depth but would not result in its height being raised. This addition to the approved design would be centrally located along the rear boundary away from the gardens of the closest neighbouring properties. The changes proposed would not alter daylight levels reaching neighbouring properties over the approved scheme and would not cause them to fall below acceptable levels.

**8.7** Overall the proposal would provide for the privacy and amenity of neighbouring properties and would comply with Policy LHW4.

**8.8 Trees**

A replacement tree has been requested by the tree officer to address a condition attached to an appeal decision. This appeal decision allowed the felling of a Horse Chestnut Tree on the condition that a replacement tree was planted in the front garden of No.76 within the first planting season after felling. The proposed enlarged shed would be located at the rear of the garden of No.76, not the front garden, so would not affect the owner's ability to implement this condition. As the replacement tree is secured through a separate decision, a condition is not considered necessary to make this application acceptable.

**8.9 Other**

Concern has been raised with regard to the difference in the height of the house and the size of the cycle sheds for the flats at the front of the site. These would remain unaltered as a result of the application.

- 8.10 Objections have been raised with regard to the proposed alterations resulting in an overdevelopment of the site. As the revised scheme would comply with the relevant policies of the RLP and considering the minor alteration from the approved scheme, the proposal is not considered to constitute harmful overdevelopment. In addition, taking into account the householder permitted development rights which the property would benefit from once occupied, the proposed outbuilding would fall under Schedule 2, Part 1, Class E, of The Town and Country (General Permitted Development) (England) Order 2015. This is a significant fall back position which should attract significant weight in this decision.
- 8.11 The relevant conditions from the original planning permission have been copied through to this application and the conditions which are no longer relevant have been removed.

## 9.0 CONCLUSION

- 9.1 The proposal to vary condition 2 of 15/02011/FULLN is considered acceptable as the character of the area would be maintained and the proposal would provide for the privacy and amenity of neighbouring properties. The proposal is in accordance with the relevant policies of the Test Valley Borough Revised Local Plan 2016.

## 10.0 RECOMMENDATION

### PERMISSION subject to:

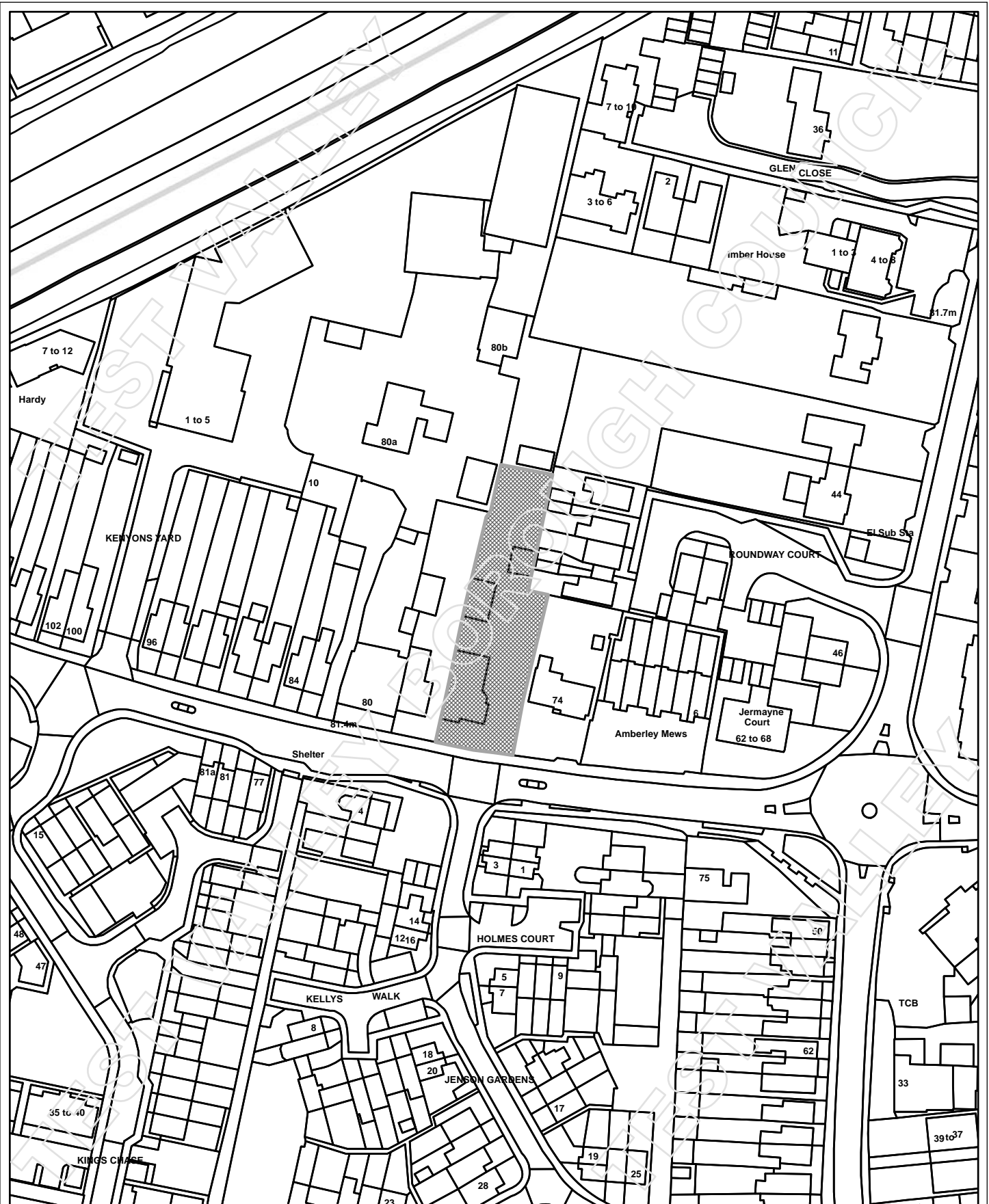
1. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2710-06 A , 2710-07, 2710-08 A.  
Reason: For the avoidance of doubt and in the interests of proper planning.**
2. **The materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing garage buildings.  
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan 2016 policy E1.**
3. **At least the first 4.5 metres of the access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 policy T1.**
4. **The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan dwg no. 2710-08 A and these spaces shall thereafter be reserved for such purposes at all times.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 policy T1.**

- 5. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.  
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 6. The window at first floor level in the front (southern) elevation and the ground floor side (west) elevation of the dwelling shown on drg.no. 2710-06 A and 2710-07 to be to an en-suite and hallway/stairs respectively shall be fitted with obscured glazing and thereafter retained as such.  
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan 2016 policy LHW4.**
- 7. The window on the ground floor side (west) elevation of the dwelling shown on drg.no. 2710-06 A and 2710-07 relating to the hallway/stairs shall be non-opening and thereafter retained as such.  
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan 2016 policy LHW4.**

**Note to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to 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.**





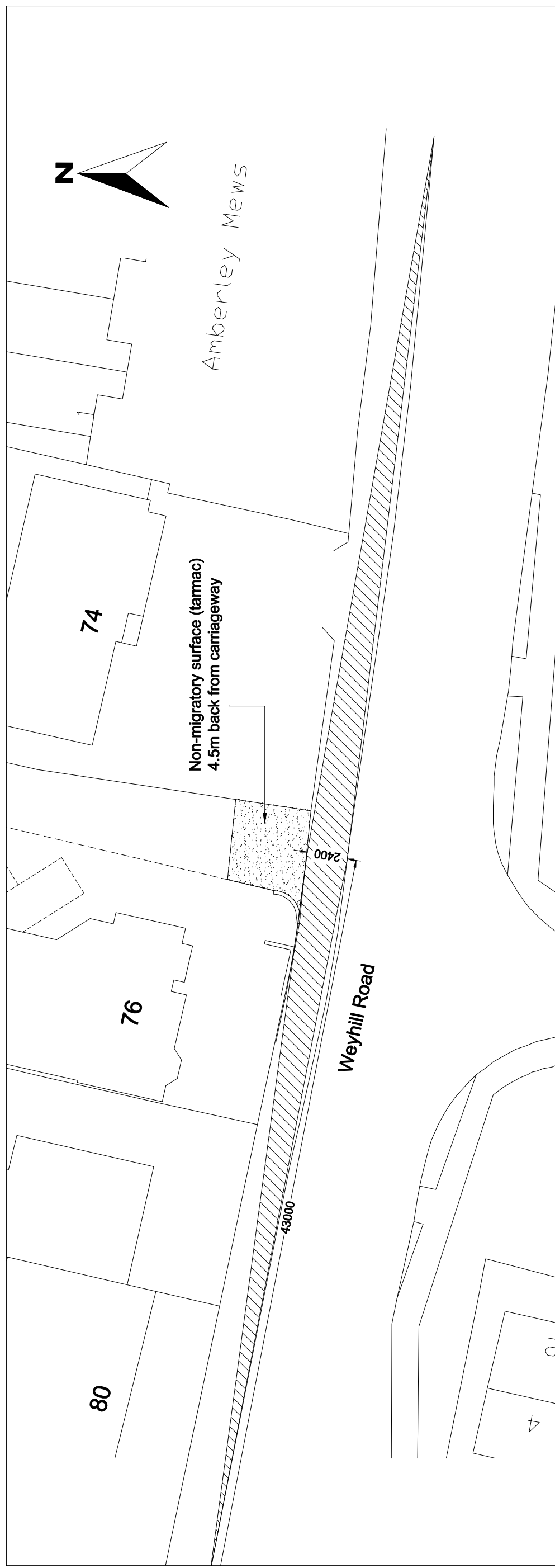
**Siteplan**



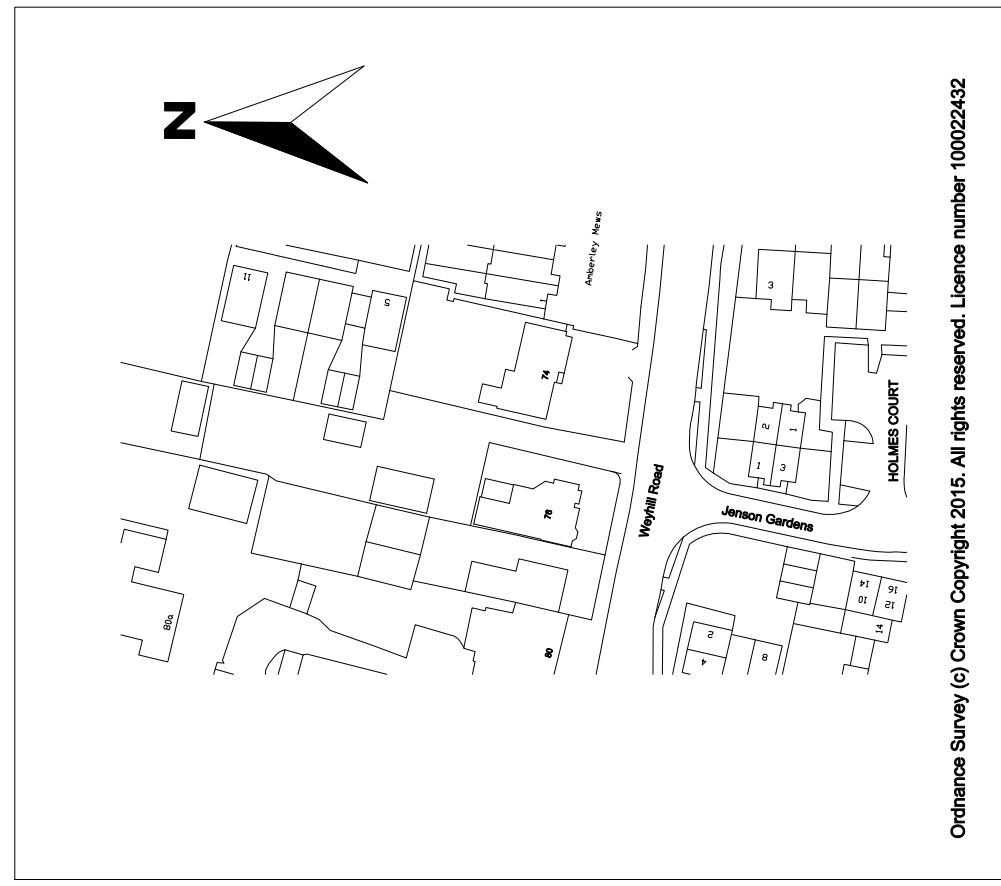
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**18/01673/VARN**





Visibility Splay  
Scale 1:250



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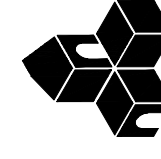
LOCATION PLAN  
Scale 1:1250



SITE LAYOUT PLAN  
Scale 1:250

REVISIONS

- A - 25/6/2018  
Cycle & garden equipment storage outbuilding re-designed.



Leslie Timmons BSc (Hons) MRICS  
Chartered Building Surveyor

Office 3, Pelican House, New Street  
Andover SP10 1DR  
01264 369824

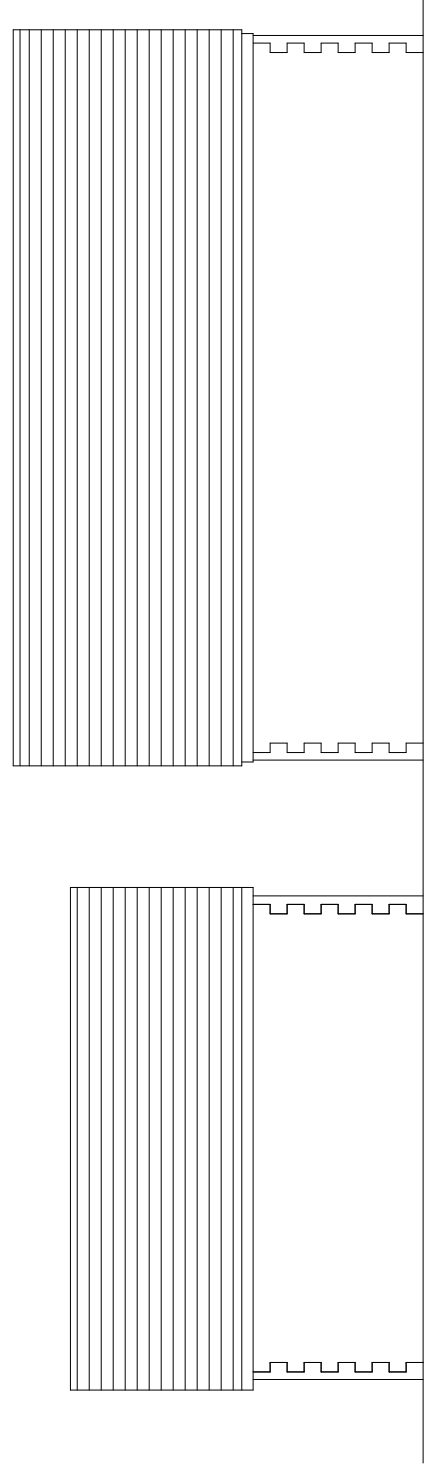
Client  
Mr G Senior  
76 Weyhill Road  
Andover SP10 3NP

Project  
Extension & conversion of triple & single detached garages to form new dwelling  
76 Weyhill Road, Andover SP10 3NP

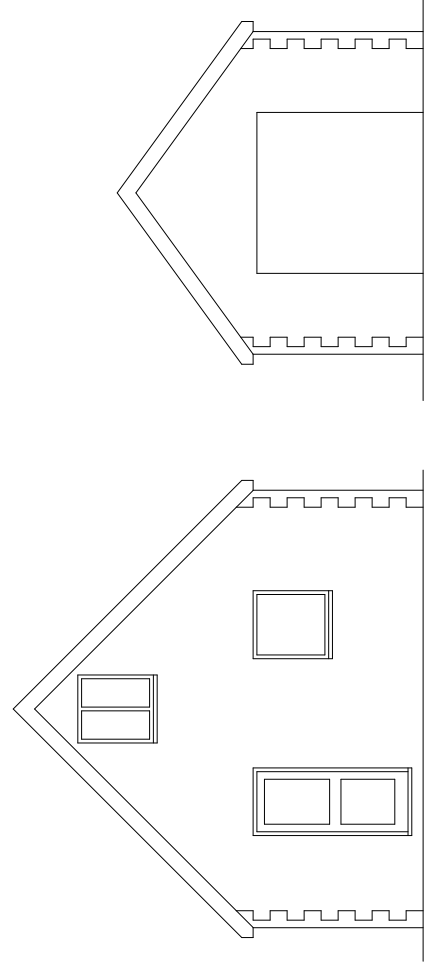
Drawing title  
Planning Application

Scale	Drawn	Date
1:1250, 1:250	LJT	August 2015
Drawing No.	Revision	
2710-08	A	

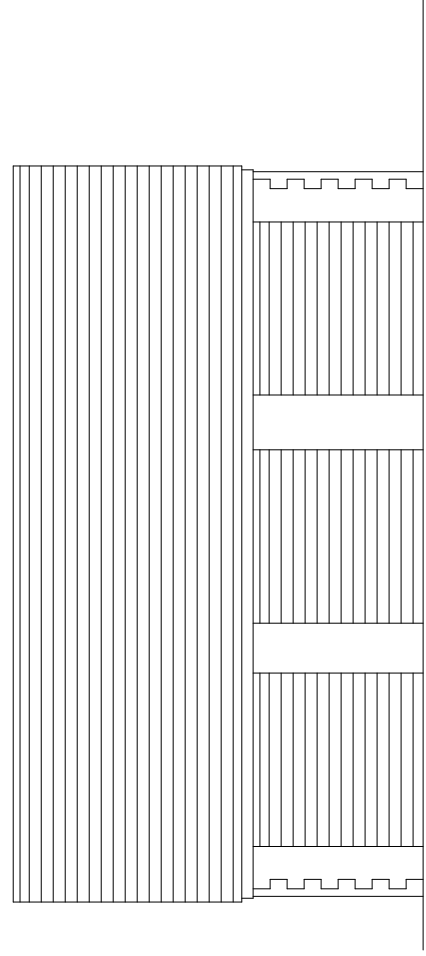
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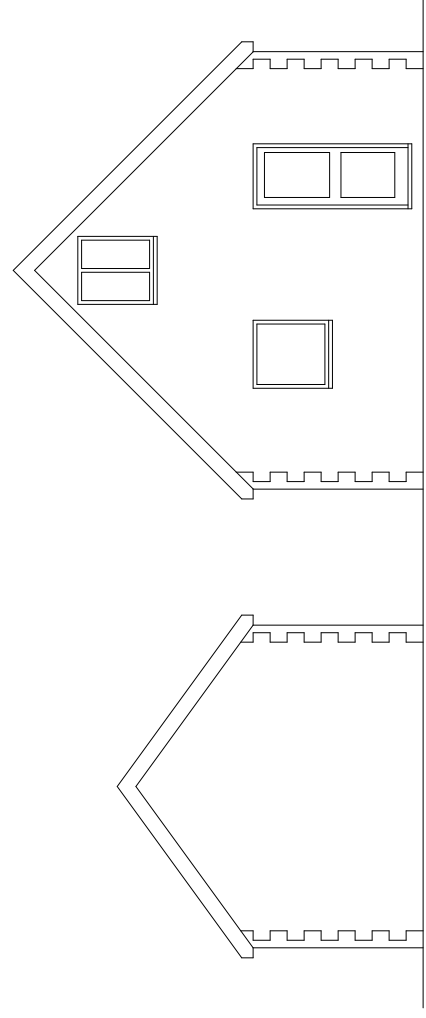
West Elevation



South Elevation

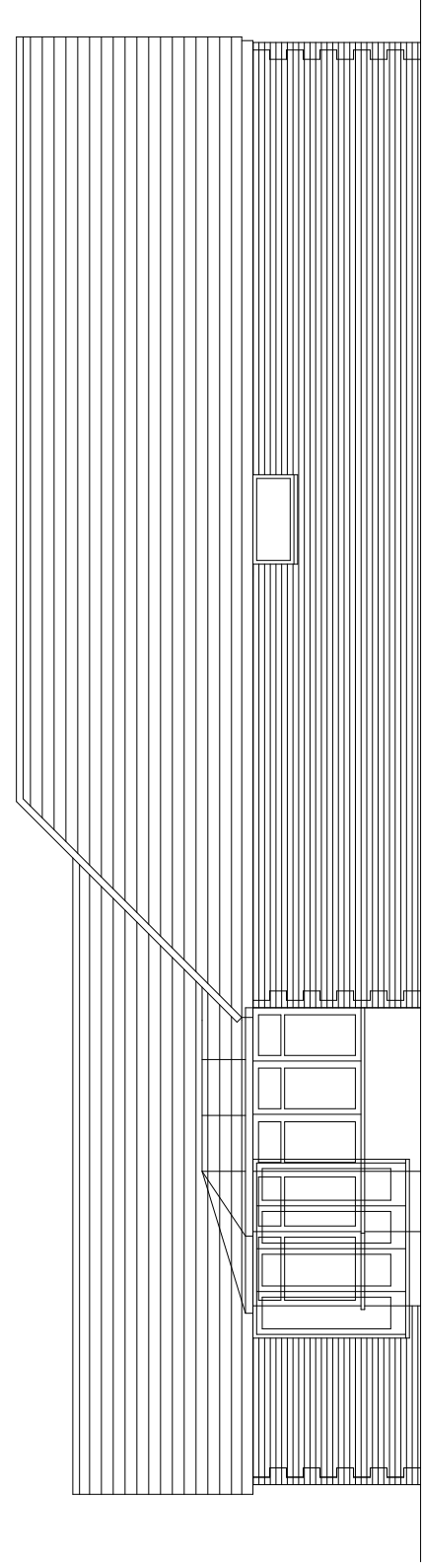


East Elevation

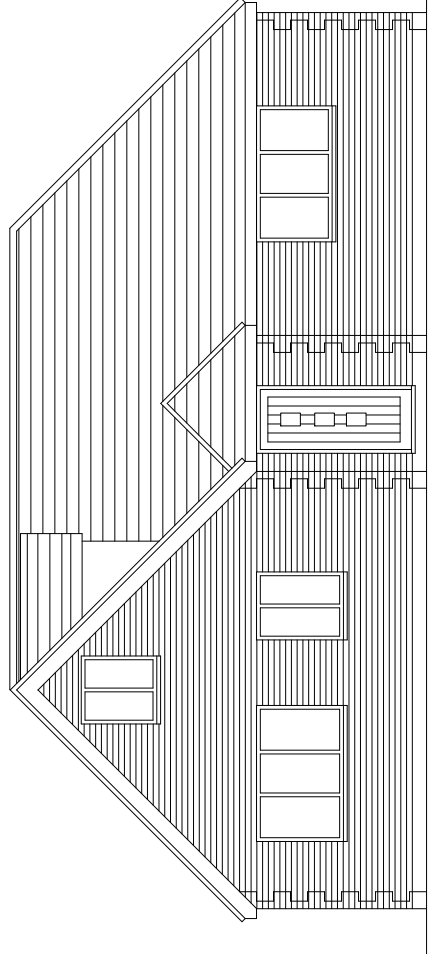


North Elevation

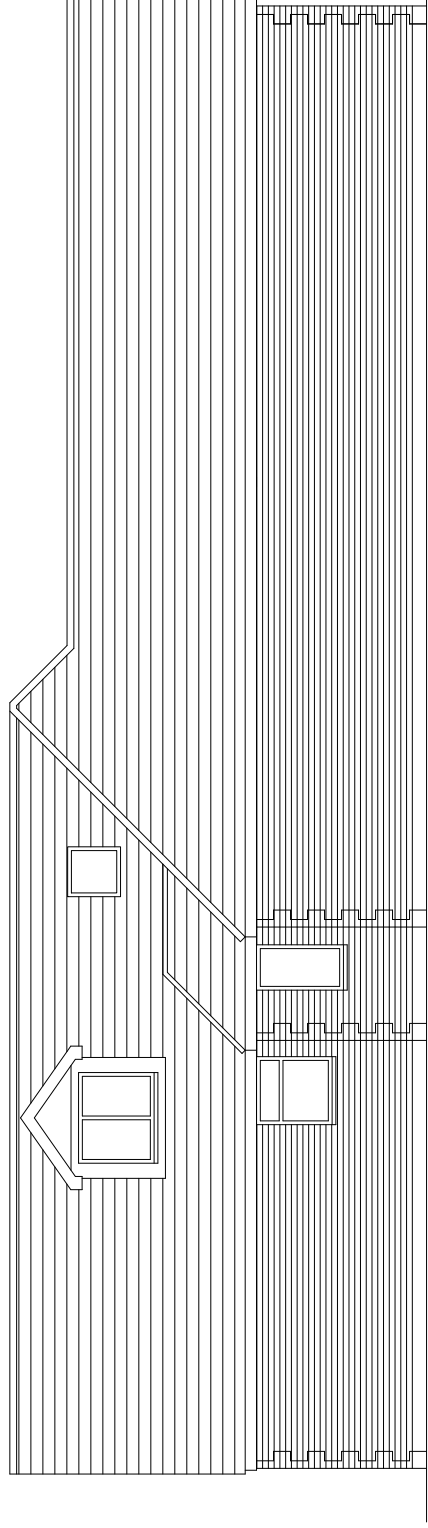
EXISTING ELEVATIONS



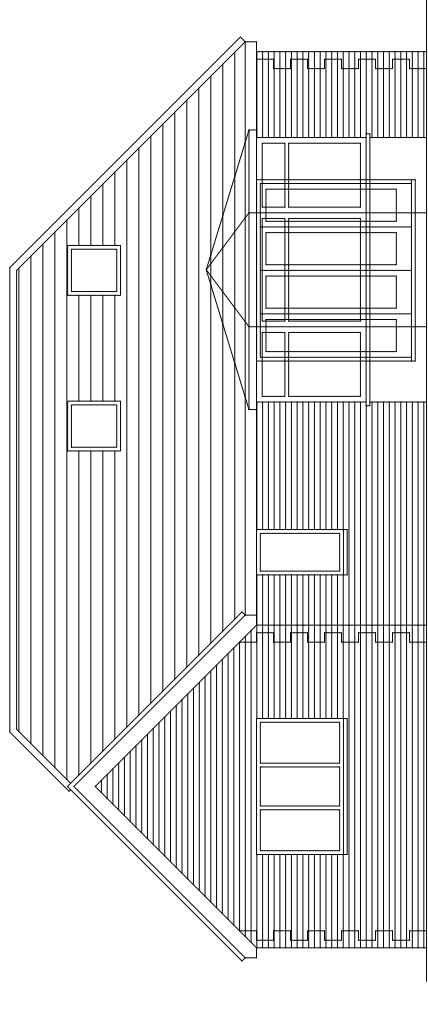
West Elevation



South Elevation

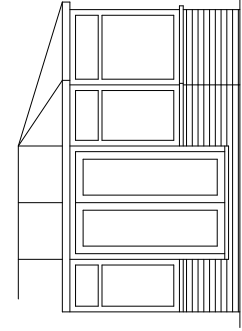


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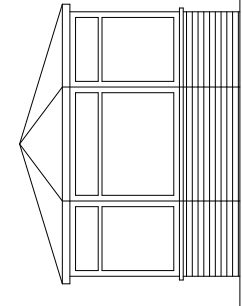


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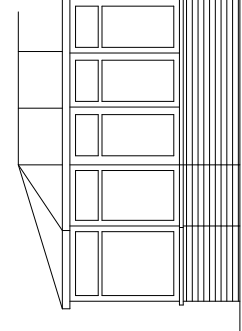
PROPOSED ELEVATIONS



East Elevation

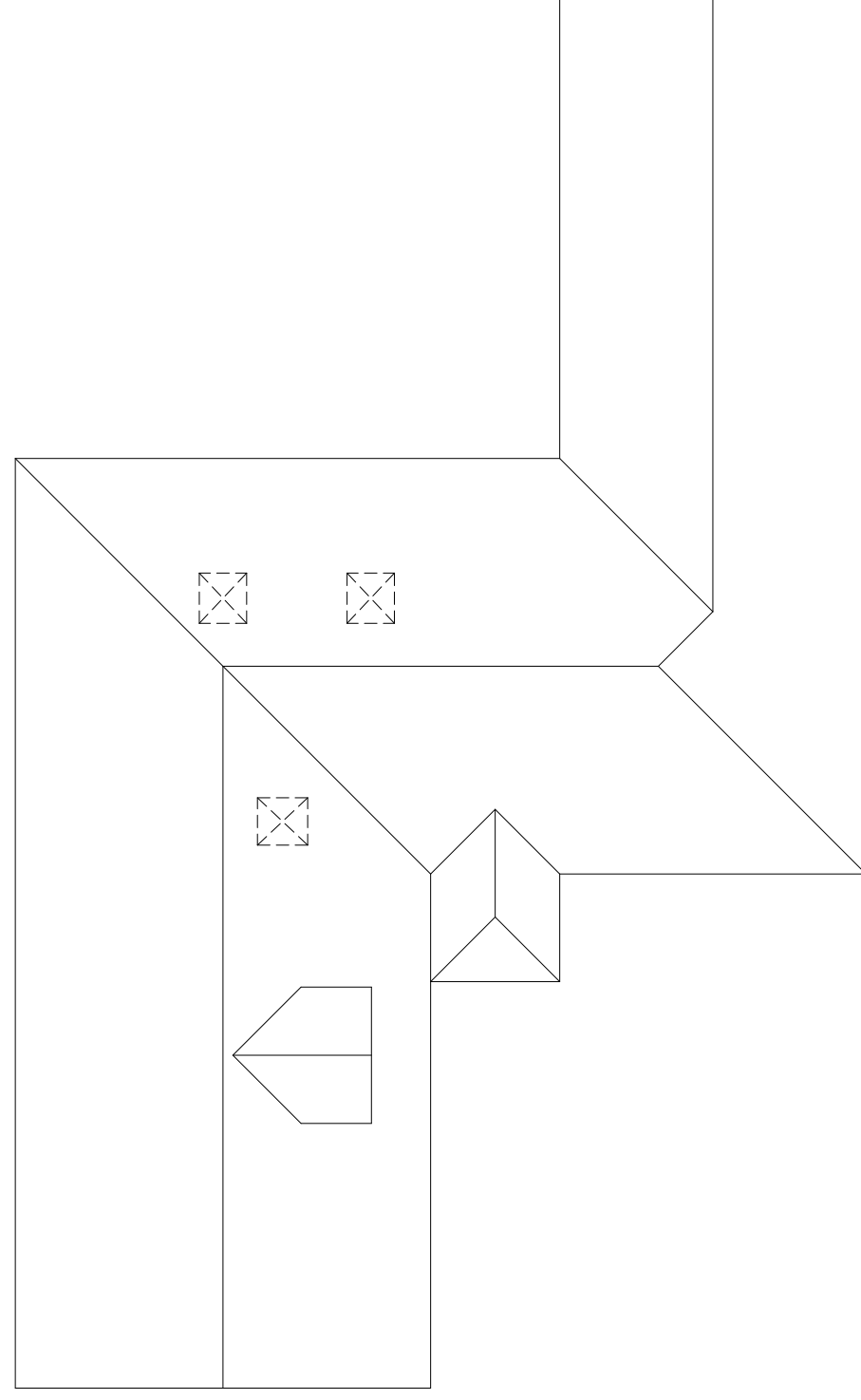


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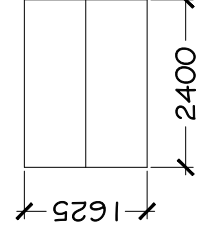
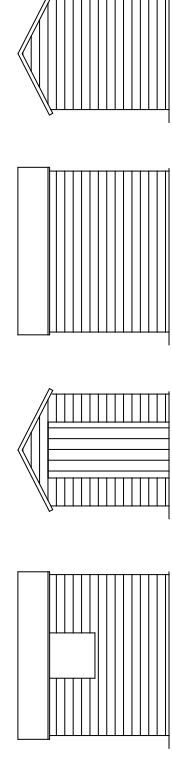


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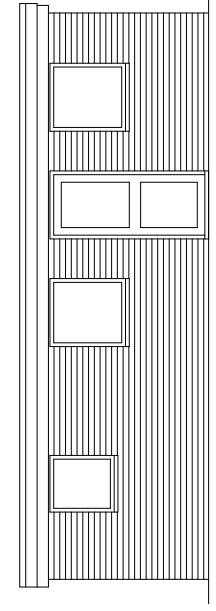
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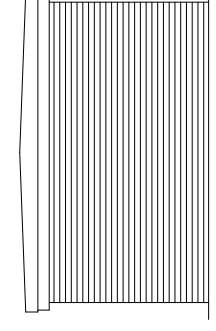
Roof Plan



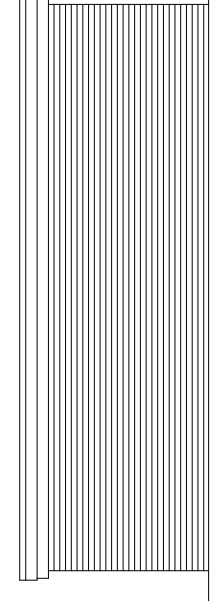
Cycle Storage For Existing Flats



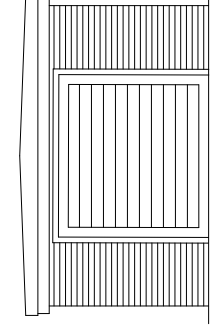
South Elevation



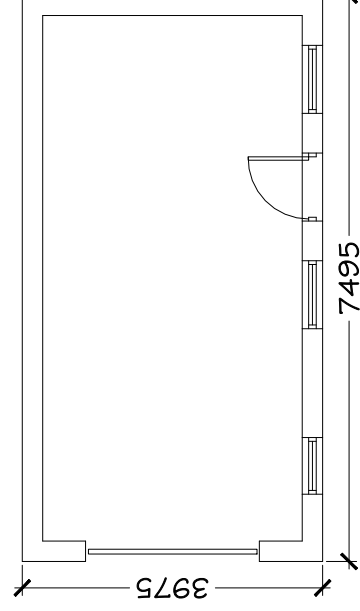
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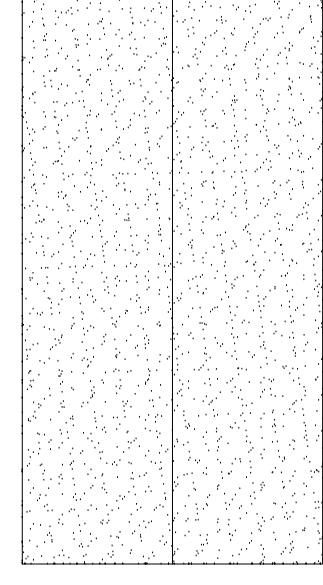
North Elevation



West Elevation



Floor Plan



Roof Plan

Cycle & Garden Equipment Storage For New Dwelling

REVISIONS

A - 25/6/2018  
Cycle & garden equipment storage outbuilding re-designed.

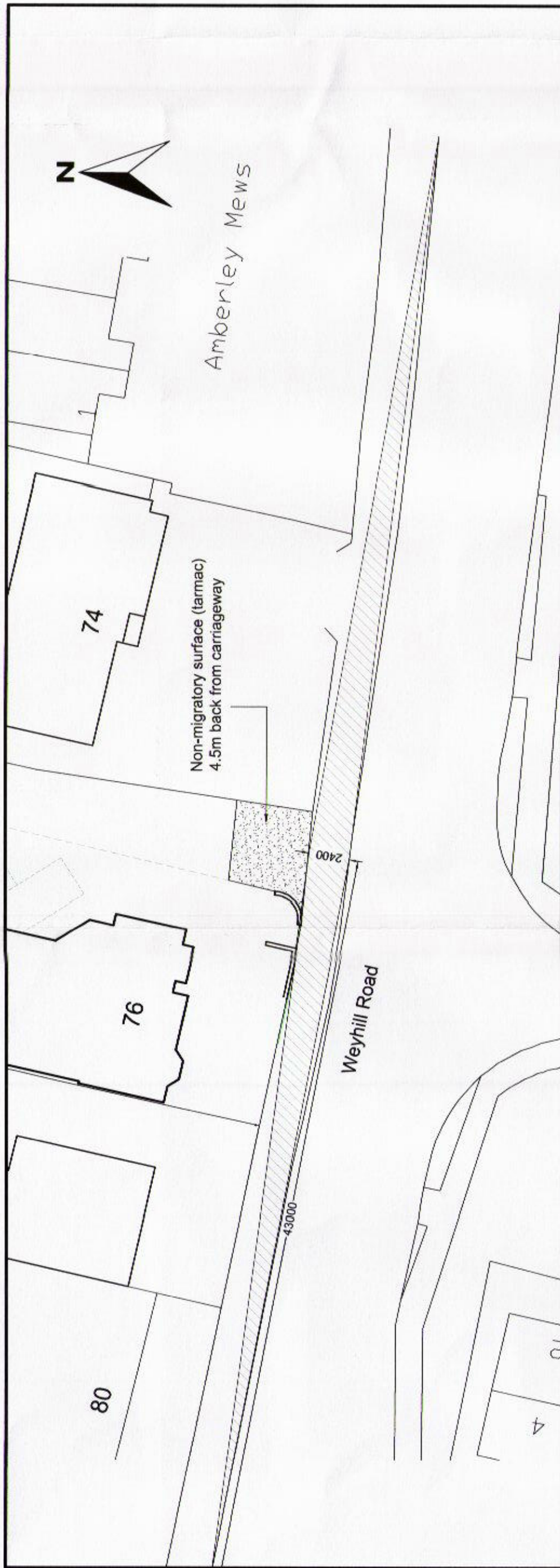


**Leslie Timmons BSc (Hons) MRICS**  
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Andover SP10 1DR  
01264 369824

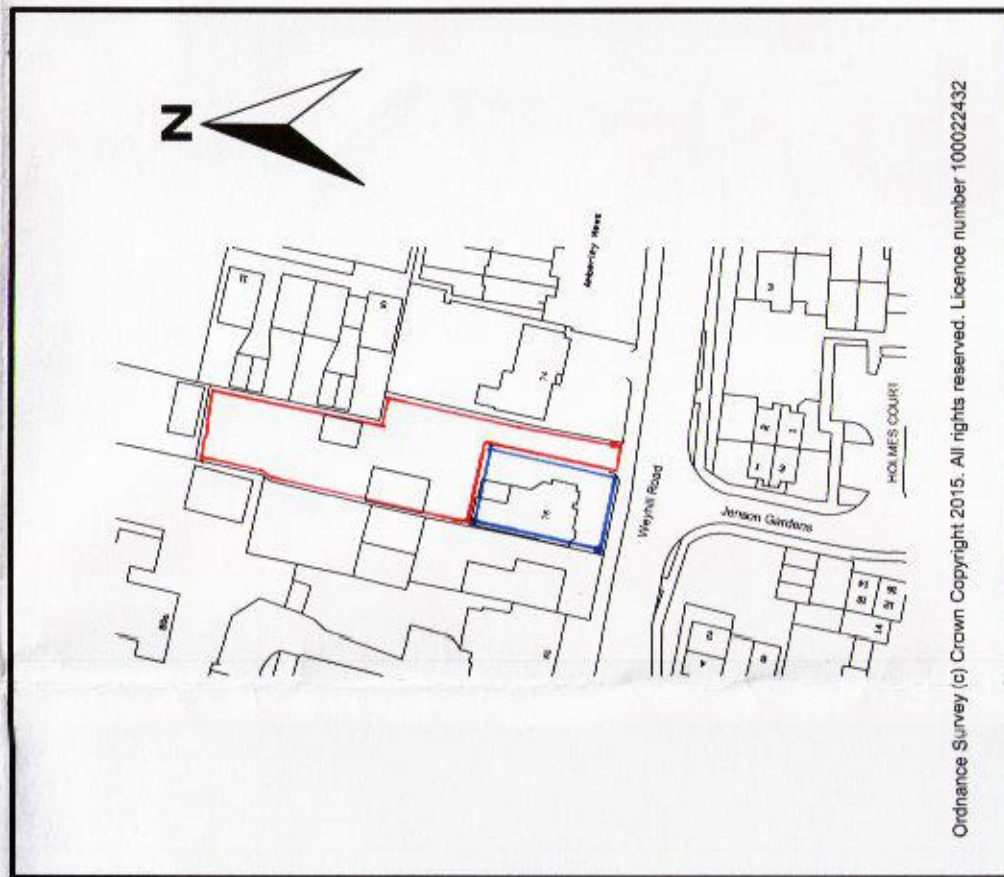
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<b>Drawing title</b> Planning Application			
<b>Scale</b> 1:100	<b>Drawn</b> LJT	<b>Date</b> August 2015	<b>Revision</b> A
<b>Drawing No.</b> 2710-06			

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Visibility Splay  
 Scale 1:250



LOCATION PLAN  
 Scale 1:1250



SITE LAYOUT PLAN  
 Scale 1:250

**Leslie Timmons BSc (Hons) MRICS**  
 Chartered Building Surveyor

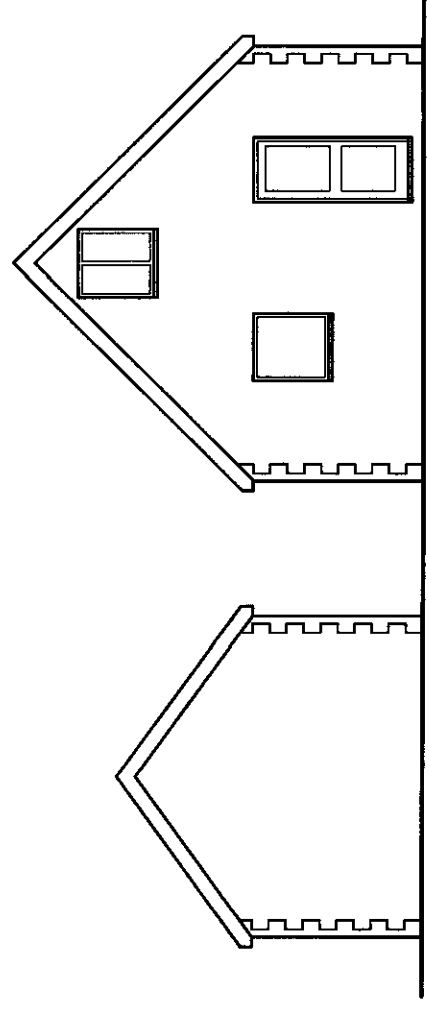
Office 3, Pelican House, New Street  
 Andover SP10 1DR  
 01264 369824

<b>Client</b>			
Mr G Senior 76 Weyhill Road Andover SP10 3NP			
<b>Project</b>			
Extension & conversion of triple & single detached garages to form new dwelling 76 Weyhill Road, Andover SP10 3NP			
<b>Drawing title</b>			
Planning Application			
<b>Scale</b>	<b>Drawn</b>	<b>Date</b>	<b>Revision</b>
1:1250, 1:250	LJT	August 2015	
<b>Drawing No.</b>		<b>Revision</b>	
2710-08			

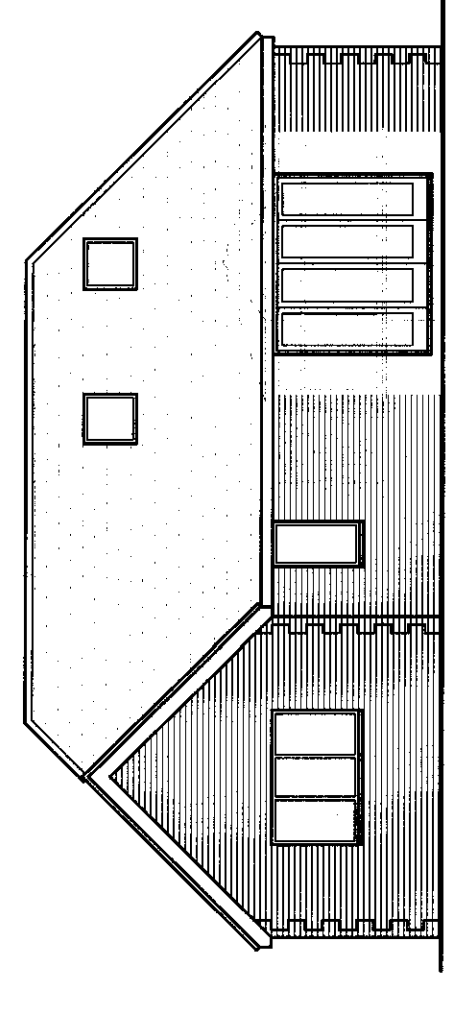
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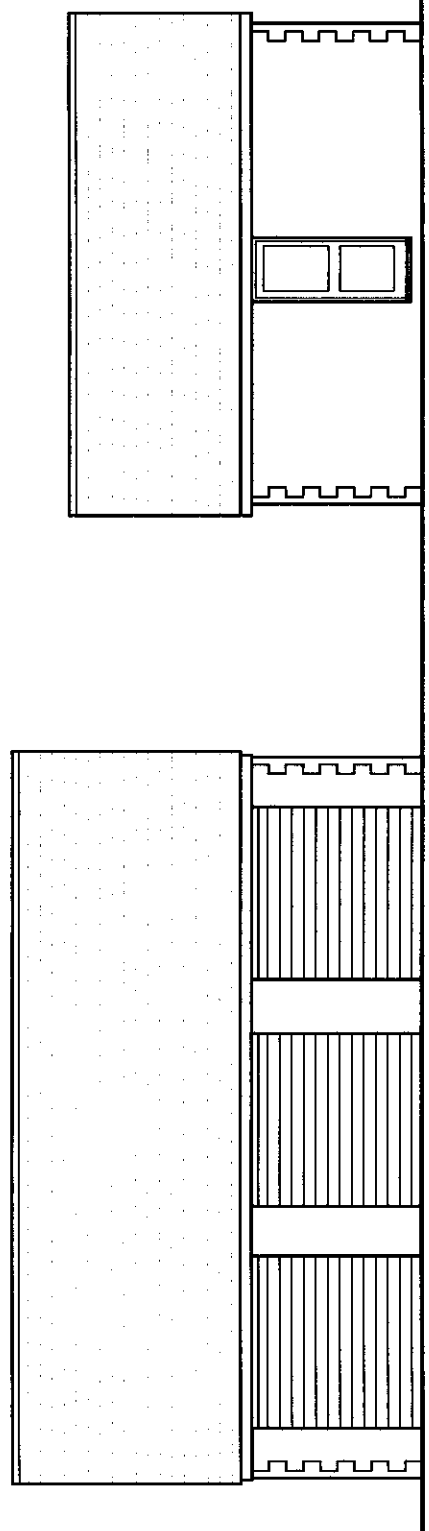
TEST ALLEY BOROUGH COUNCIL  
 PLANNING & BUILDING SERVICE  
 Application No. 15/02411/FULL  
 Rec'd 25 AUG 2015  
 Decision



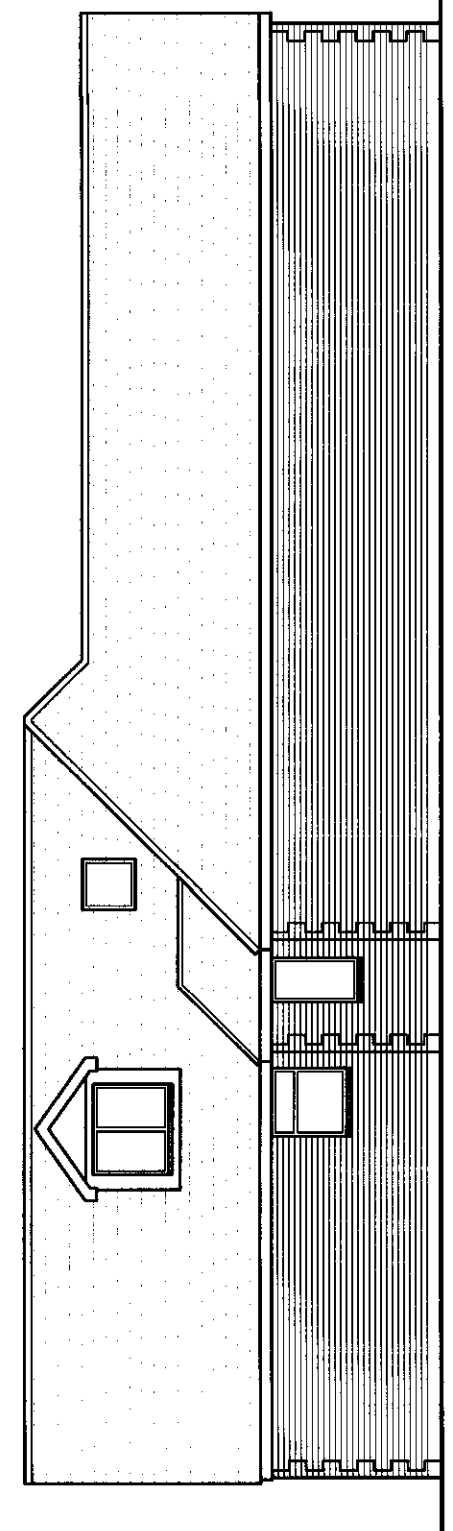
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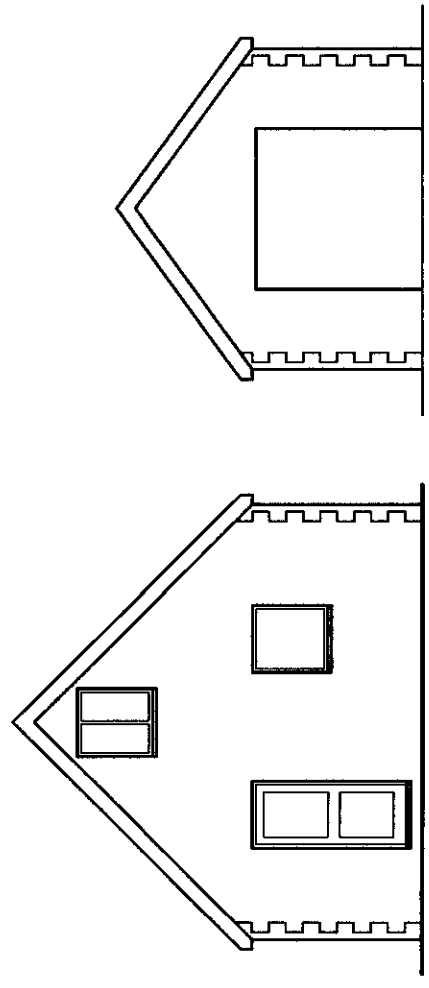
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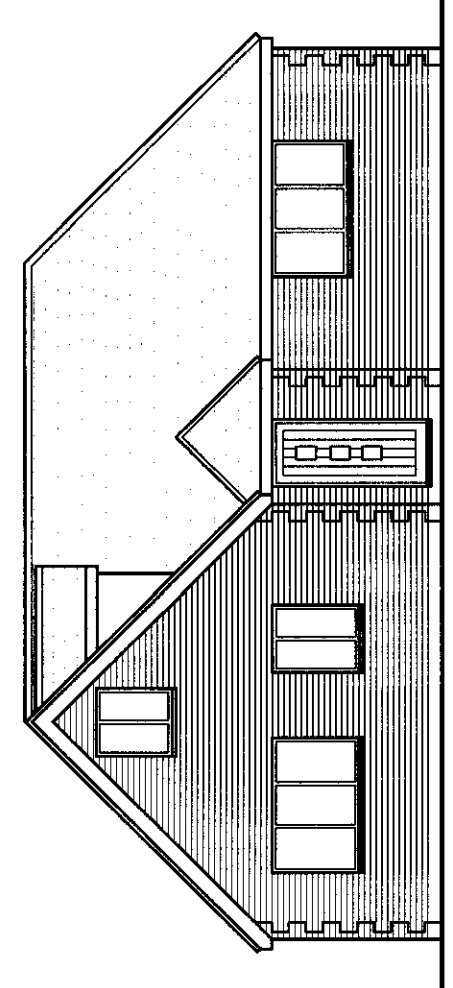
East Elevation



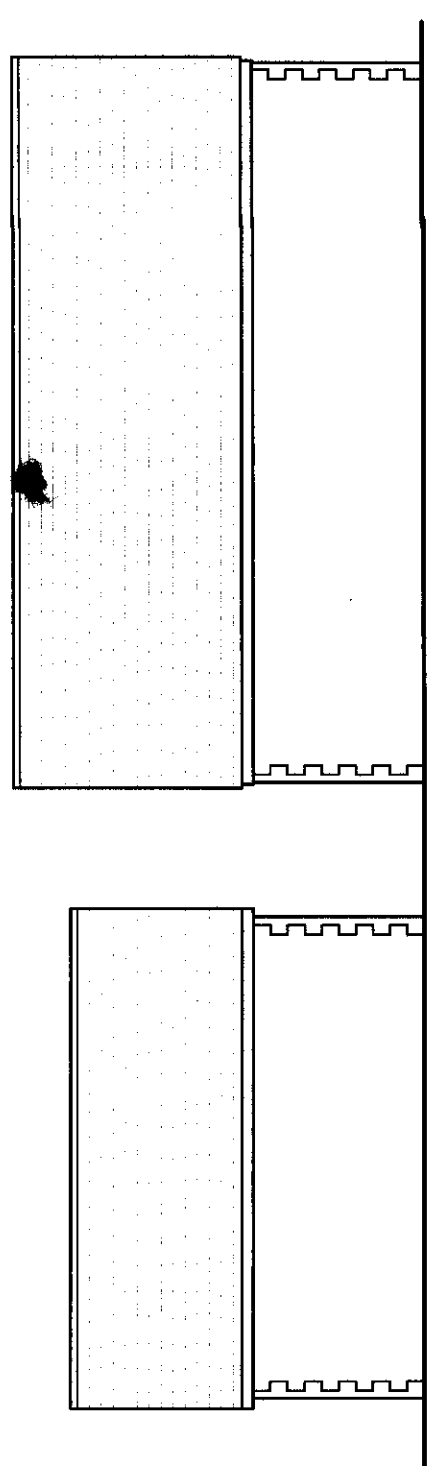
East Elevation



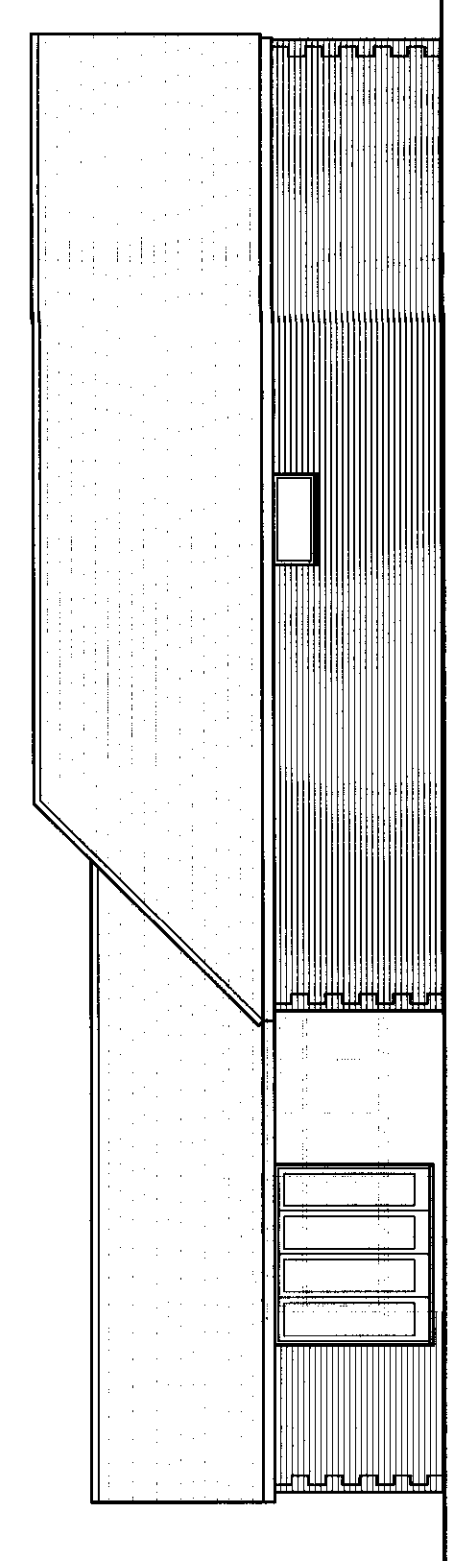
South Elevation



South Elevation



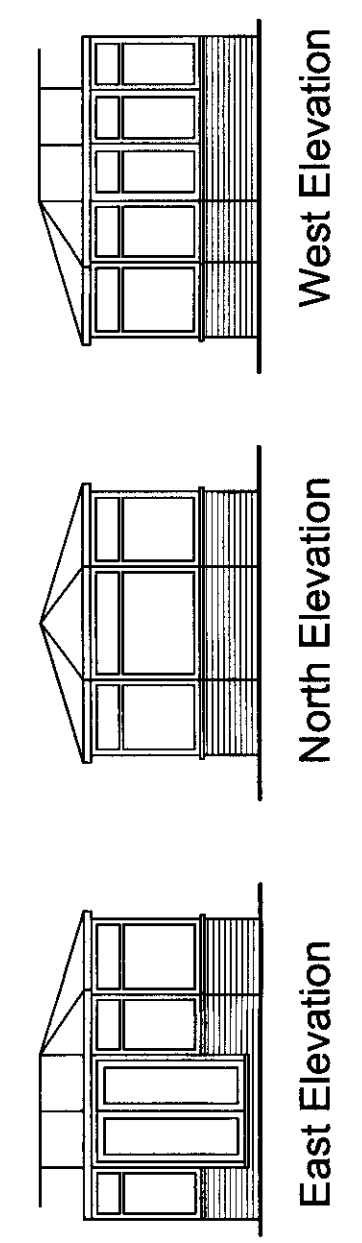
West Elevation



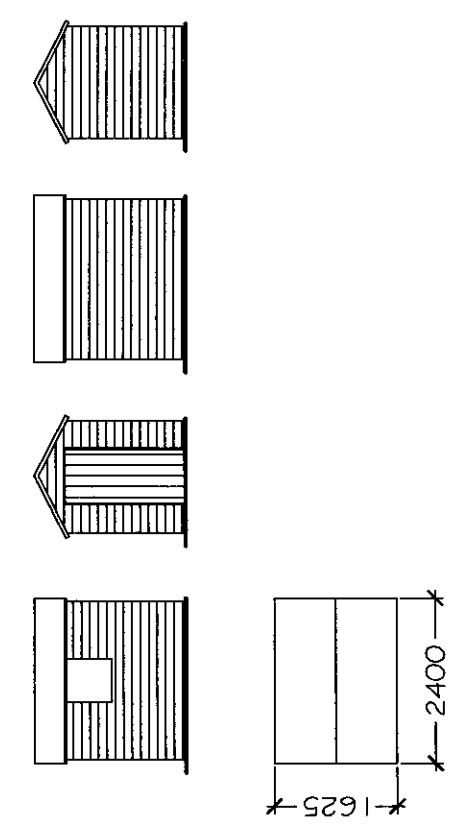
West Elevation

EXISTING ELEVATIONS

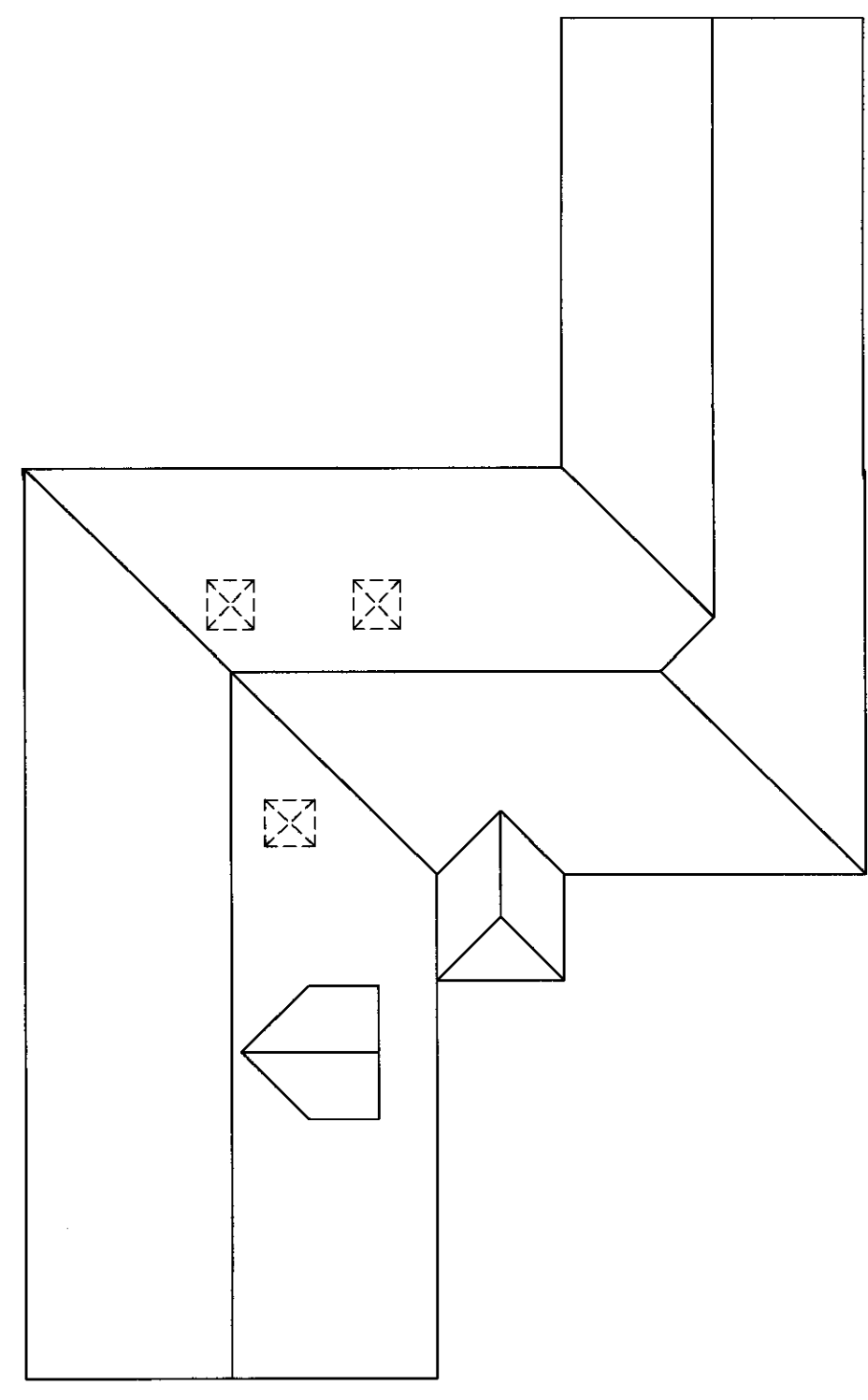
PROPOSED ELEVATIONS



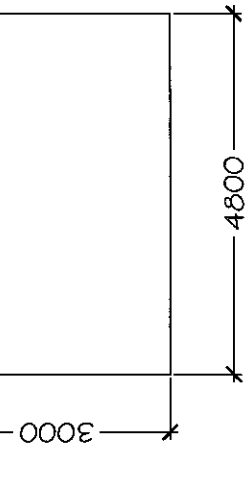
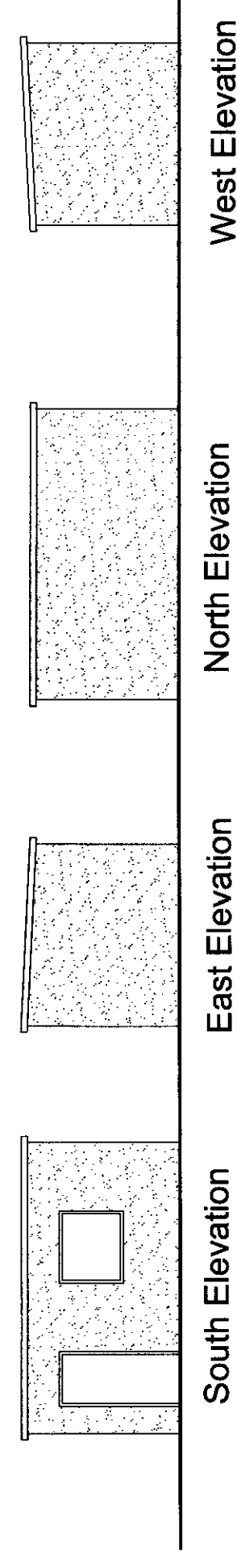
Conservatory Elevations



Cycle Storage For Existing Flats



Roof Plan

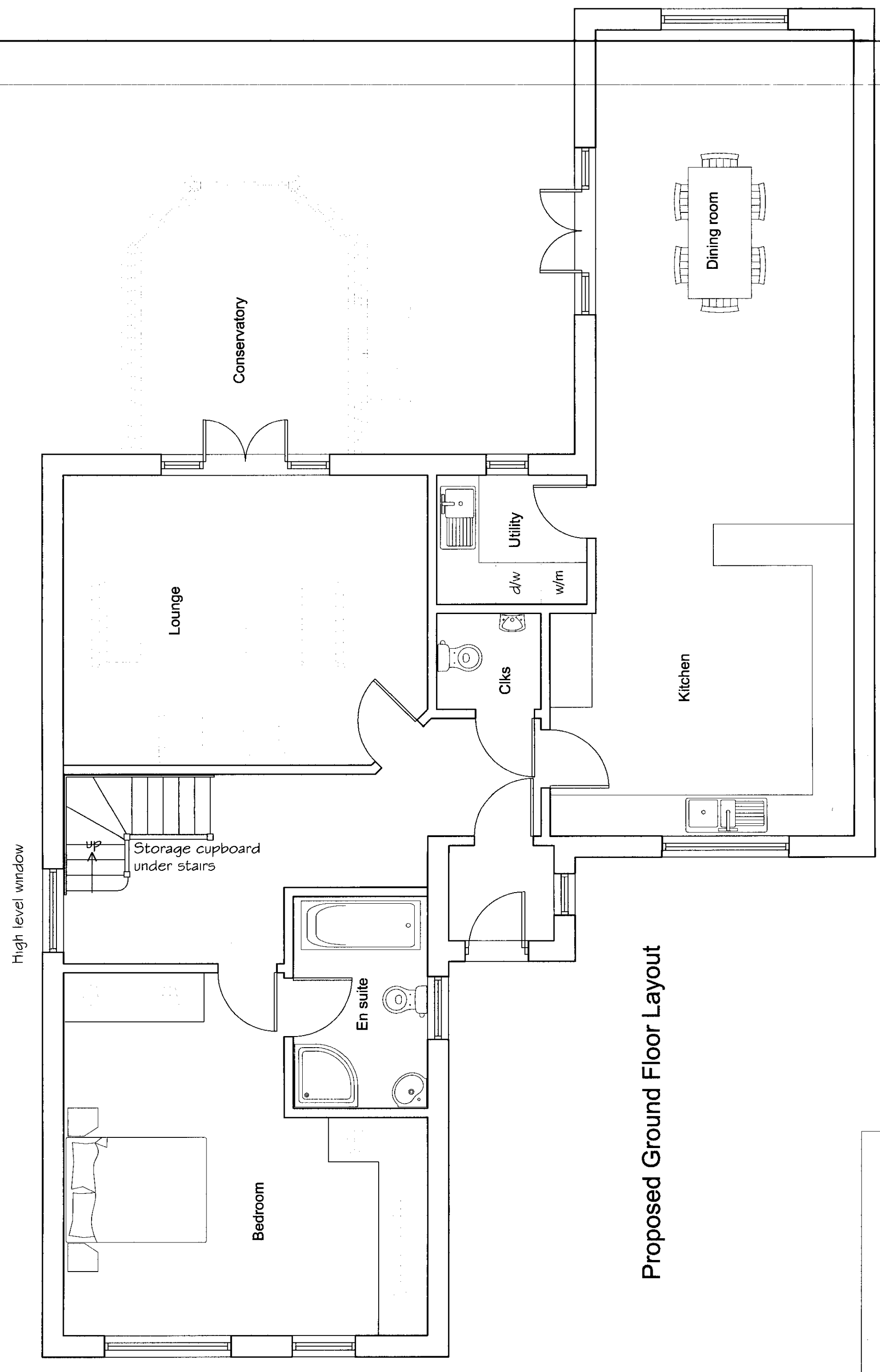


Cycle & Garden Equipment Storage For New Dwelling

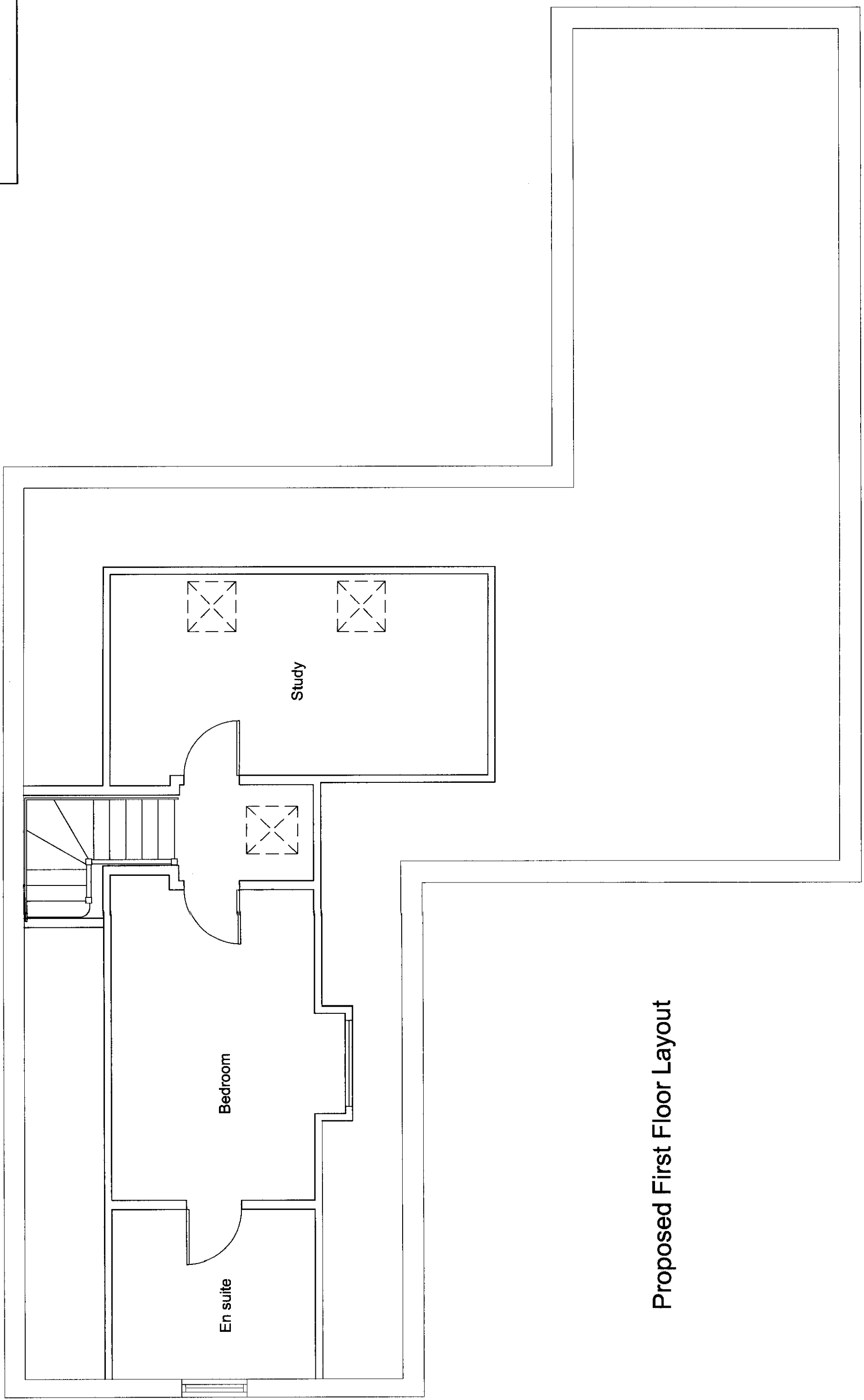
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 Chartered Building Surveyor  
 Office 3, Pelican House, New Street  
 Andover SP10 1DR  
 01264 369824

<b>Client</b>	
Mr G Senior 76 Weyhill Road Andover SP10 3NP	
<b>Project</b>	
Extension & conversion of triple & single detached garages to form new dwelling 76 Weyhill Road, Andover SP10 3NP	
<b>Drawing title</b>	
Planning Application	
<b>Scale</b>	<b>Date</b>
1:100	August 2015
<b>Drawing No.</b>	<b>Revision</b>
2710-06	

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Proposed Ground Floor Layout



Proposed First Floor Layout

  
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 Andover SP10 1DR  
 01264 369624

<b>Client</b>	
Mr G Senior 76 Weyhill Road Andover SP10 3NP	
<b>Project</b>	
Extension & conversion of triple & single detached garages to form new dwelling 76 Weyhill Road, Andover SP10 3NP	
<b>Drawing title</b>	
Planning Application	
<b>Scale</b>	<b>Date</b>
1:50	August 2015
<b>Drawn</b>	<b>Revision</b>
LJT	2710-07

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## ITEM 8

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<b>APPLICATION NO.</b>	18/01841/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	16.07.2018
<b>APPLICANT</b>	Jane and David Drew
<b>SITE</b>	1 Yew Tree Close, Goodworth Clatford, SP11 7RR, <b>GOODWORTH CLATFORD</b>
<b>PROPOSAL</b>	Erection of shed to front of house
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Mrs Donna Dodd
	Background paper (Local Government Act 1972 Section 100D)

---

### 1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

### 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 1 Yew Tree Close is a two storey link-attached dwelling which is located at the end of a row of three properties. To the front of the dwelling is a large area laid to hardstanding used for the turning and parking of several domestic vehicles.
- 2.2 The Goodworth Clatford Conservation Area lies beyond the southern and eastern boundaries of the property. 'Foxcotte' lies to the east of the host dwelling and contains a number of mature trees within its rear garden. One of these is a deciduous tree which would be located approximately 1.7m from the proposed shed.

### 3.0 PROPOSAL

- 3.1 The application seeks permission for a timber shed to be located to the front of the host dwelling. The shed would measure 4.9m in length, 2m in width and 2.1m in height. The shed would be positioned 0.7m from the boundary fence of Foxcotte to the east and 0.5m from the boundary fence of Yew Tree Barn to the south.

### 4.0 HISTORY

- 4.1 18/01110/FULLN - Conversion of garage to bedroom, erection of single storey garden room to rear, and storage outbuilding – 25.06.2018
- 4.2 07/01924/FULLN – Re-site existing small shed and erect larger shed – Permitted development/works – 25.07.2007.
- 4.3 TVN.08606 - Installation of dormer window at rear elevation to facilitate conversion of roof space to family room – Permission subject to conditions and notes – 18.09.2002.

### 5.0 CONSULTATIONS

- 5.1 Trees – No Objection .

6.0 **REPRESENTATIONS** Expired 17.08.2018

6.1 Goodworth Clatford Parish Council – no objection.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

- COM2: Settlement Hierarchy
- E1: High Quality Development in the Borough
- E2: Protect, Conserve and Enhance the landscape character of the Borough
- LHW4: Amenity
- T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

Clatfords Village Design Statement

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- The character of the area
- Amenity
- Parking Standards
- Trees

8.2 **The principle of development**

The application site is located within the settlement boundary of Goodworth Clatford, as designated by the RLP (2016). The proposal would be acceptable in principle, with regard to policy COM2, subject to being appropriate to the other policies of the Revised Local Plan.

8.3 **Impact on the character and appearance of the area**

The proposed development would be located in a position such that limited public views would be possible. The proposed shed would be of a modest size with a domestic appearance and would be characteristic of its residential surroundings. It is considered that the proposal would be seen in the context of the existing dwelling and the flank wall of Yew Tree Barn. In this respect, the proposal would not adversely affect the character and appearance of the area, in compliance with policies COM2 and E1.

8.4 **Impact on amenity of neighbouring property**

The proposed shed would be located 0.7m from the southern boundary of Yew Tree Barn. Due to the limited scale of the proposal, intervening boundary treatment and separation distances, the proposal would not give rise to an adverse impact on the living conditions of neighbouring property by virtue of loss of daylight, sunlight or privacy. As such, it would comply with policy LHW4 of the RLP.

### 8.5 **Parking standards**

The proposed shed would be located within an existing area of hardstanding used for the parking and turning of cars. While this area would be reduced in size, it is considered that the area retained would provide sufficient space for a the parking of three cars as required by Annex G of the RLP for a four bedroom dwelling such as the host property. As such the proposal complies with policy T2 of the RLP.

### 8.6 **Trees**

The proposed location of the shed would be on an area laid to hardstanding. No objection to the proposal has been raised by the Tree Officer and given the lightweight nature of the installation proposed, it is considered that there would be no impact on the nearest tree within the garden of 'Foxcotte'. As such, the proposal complies with policy E2 of the RLP.

### 9.0 **CONCLUSION**

9.1 The proposal would integrate, respect and complement the character of the surrounding area. The privacy and amenity of the occupants and those of the neighbours would be provided for. The proposal is not considered to result in the harm to trees, and sufficient parking can be provided. Therefore the proposed development is in accordance with policies COM2, E1, E2, LHW4 and T2 of the Test Valley Borough Revised Local Plan 2016.

### 10.0 **RECOMMENDATION**

#### **PERMISSION subject to:**

- 1. The development hereby permitted shall be begun within three years from the date of this permission.  
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number: 1 YC-A-L-200  
Reason: For the avoidance of doubt and in the interests of proper planning.**

#### **Note to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to 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.**





**Siteplan**



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**18/01841/FULLN**



Orange shaded areas indicates where permission has been granted for:  
 1.0 Garden room  
 2.0 Garage conversion  
 3.0 New shed

Date granted 25/06/18.  
 Ref: 18/01110/FULLN.



Site plan  
1:200



Location plan  
1:1250



Front of house from drive



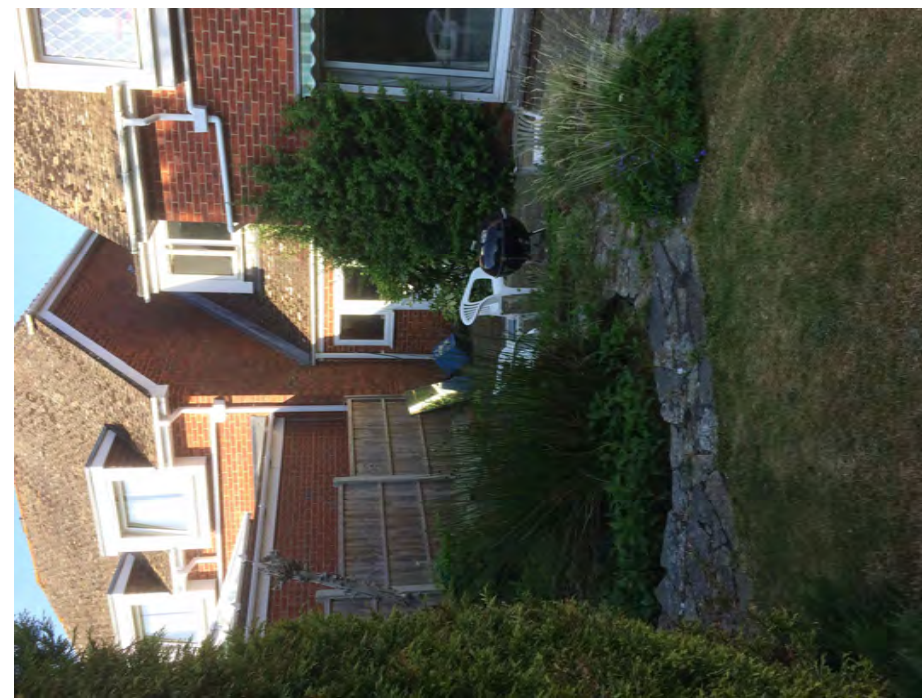
Rear of house from garden



Front of house from drive



Front of house from drive



Rear of house from garden

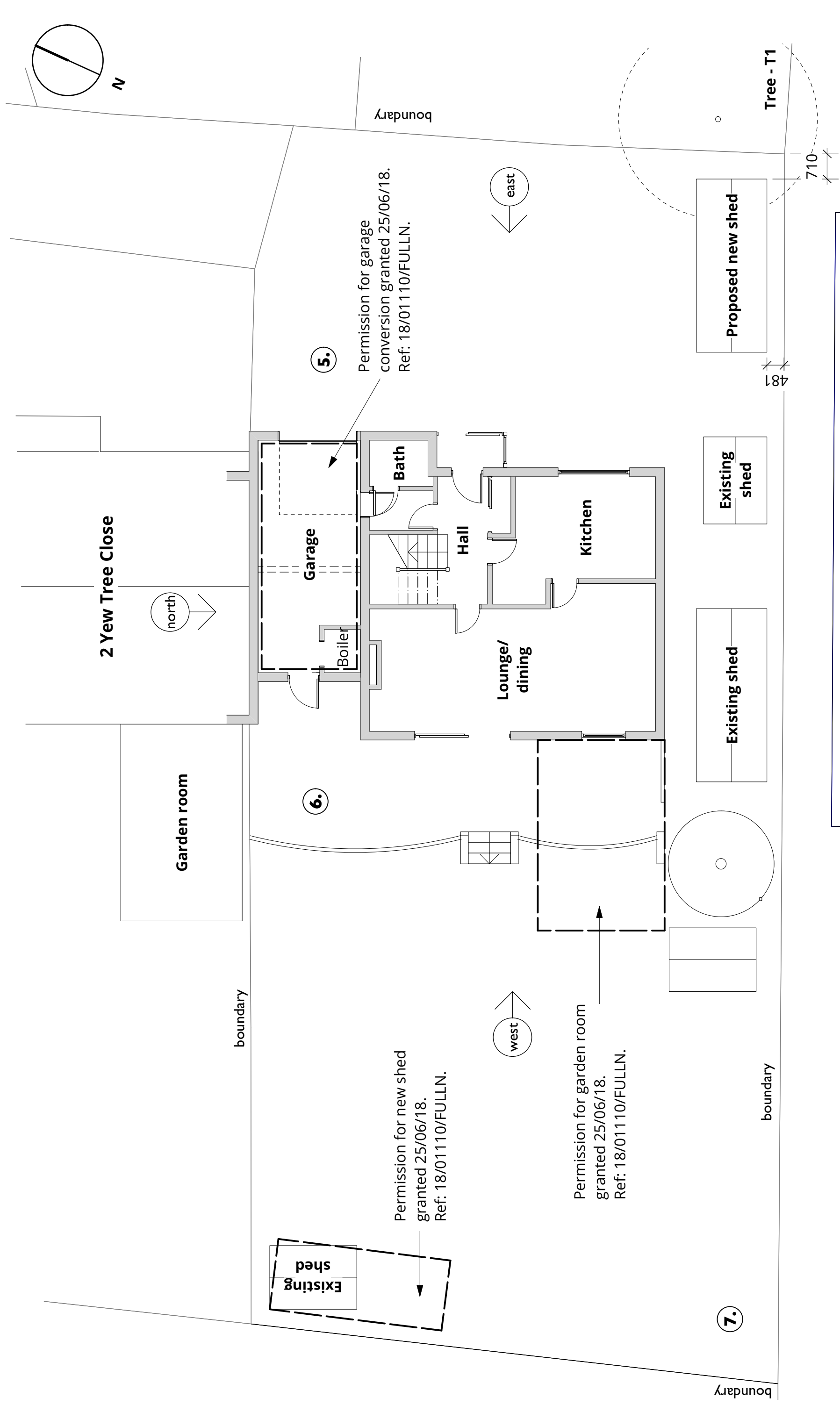
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 2. No dimensions are to be scaled from this drawing except for planning purposes.  
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No.	Description	Date	By

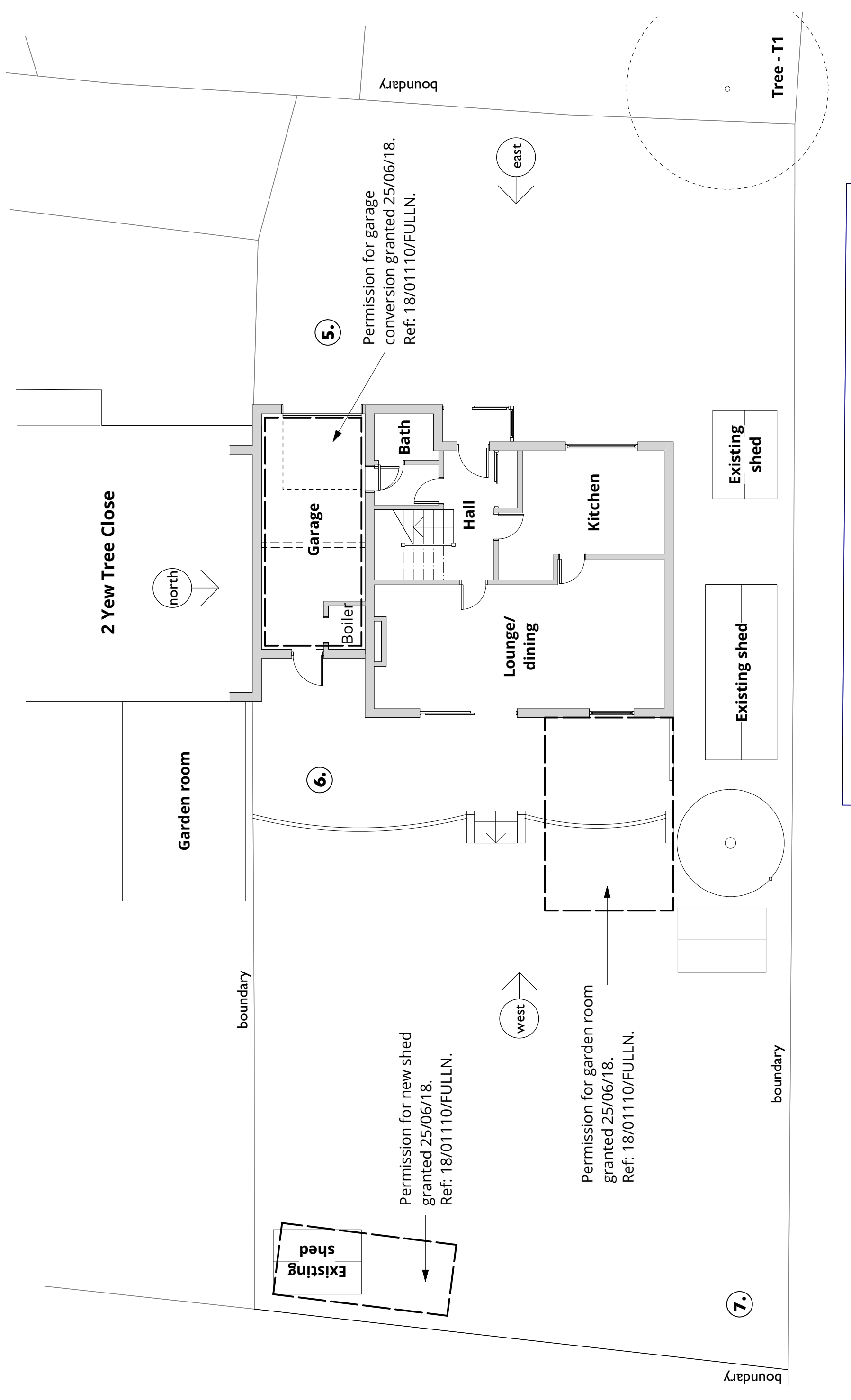
PROJECT		SHEET CONTENTS	
1 Yew Tree Close, Goodworth Clatford.		Location plan, site plan and photographs	
SCALE	As noted	DRAWN	CHKD
		27/06/18	OG
		OG	OG
DRAWING NUMBER 1YC-A1-001		DRG ref 180627 1YC-A1-001 Loc-Site plan	

OGA  
 39 Rowlings Road  
 Winchester  
 SO22 6HH  
 e admin@ogahd.uk  
 m 07736 467 603

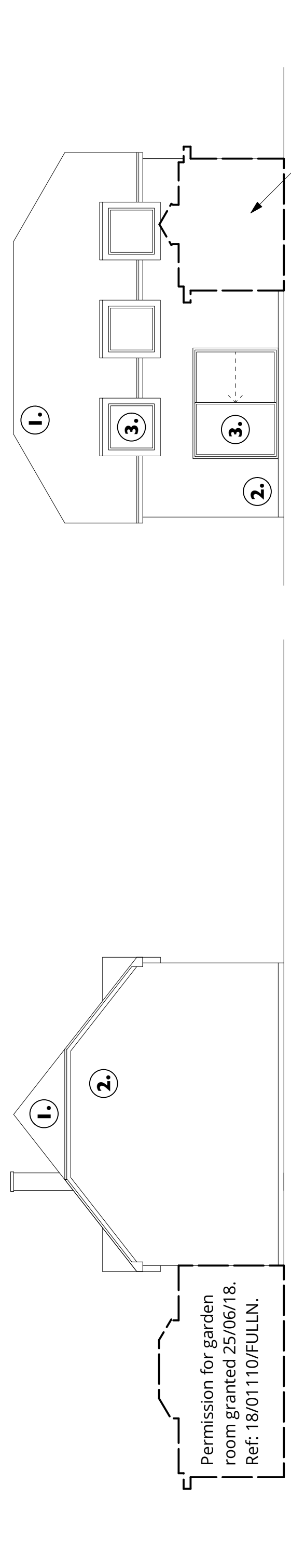




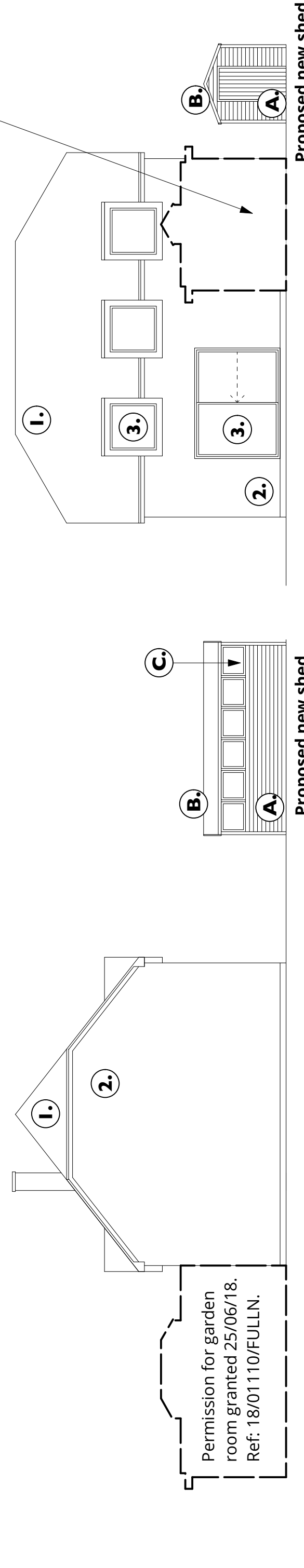
**Plan as proposed**



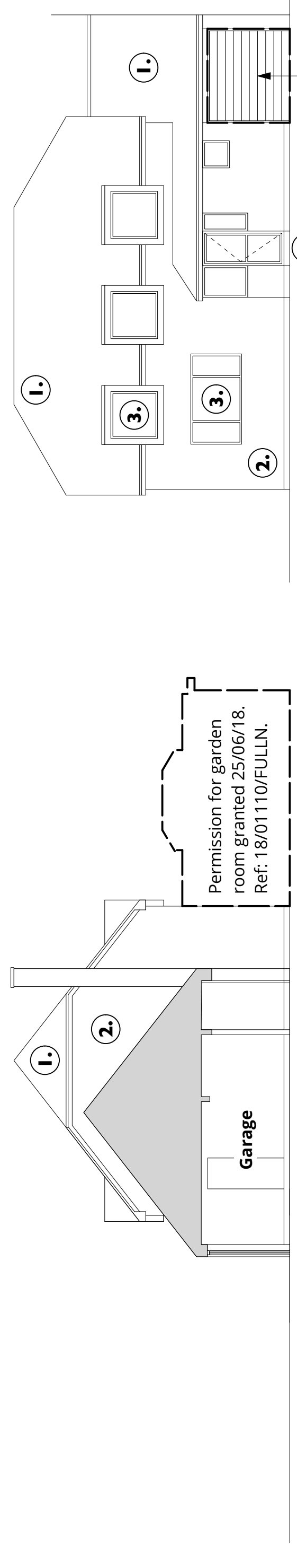
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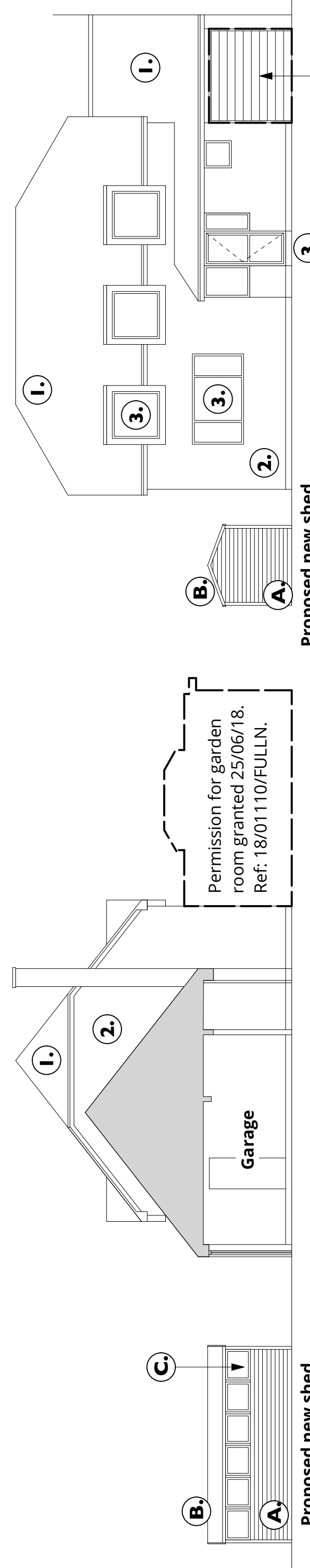
**South elevation as existing**



**South elevation as proposed**

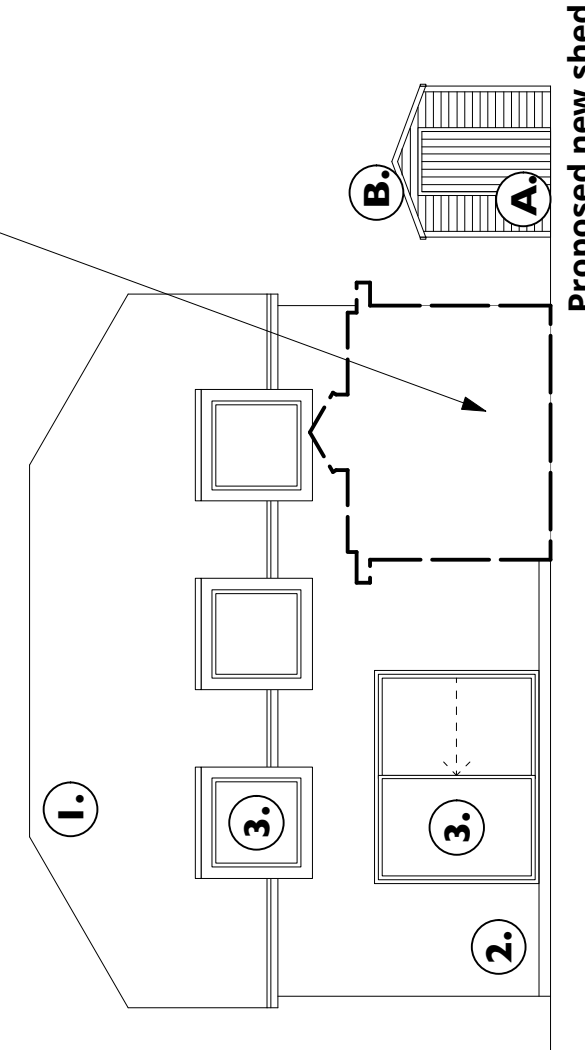


**North elevation as existing and Section A..A**

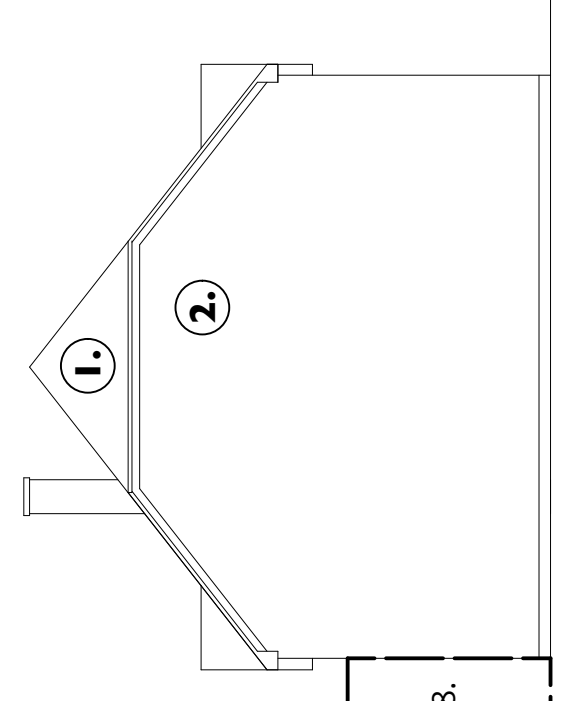


**North elevation as proposed and Section A..A**

**West elevation as existing**



**West elevation as existing**



**West elevation as proposed**

PROJECT		SHEET CONTENTS	
<b>1 Yew Tree Close, Goodworth Clatford.</b>		<b>Plans as existing and as proposed</b>	
SCALE	DATE	CHD	OG
1:100 @ A1 1:200 @ A3	27/06/18	OG	OG
DRAWING NUMBER		DRAWING NUMBER	
1YC-A-L-200		1YC-A-L-200	
DRG ref: 1806271YC-A-L-200.dwg		DRG ref: 1806271YC-A-L-200.dwg	
		★	

- Proposed materials**
- A. Shed walls - Stained timber boarding
  - B. Shed roof - Three layer felt
  - C. Shed windows - Stained timber framed windows

- Existing materials**
- 1. Roof - Red plain clay tiles
  - 2. Walls - Red brick
  - 3. Windows and doors - White UPVC
  - 4. Rainwater goods - White UPVC
  - 5. Macadam paving
  - 6. 600x600mm concrete pavers
  - 7. Existing grassed area

Notes	Rev	Description	Date	By
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## ITEM 9

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<b>PROJECT</b>	Delivery of an acoustic fence adjacent to the A303 in association with the Andover Business Park. Update.
<b>CASE OFFICER</b>	Mr Jason Owen
Background paper (Local Government Act 1972 Section 100D)	

---

### 1.0 INTRODUCTION

1.1 This report is submitted to Northern Area Planning Committee to update Councillors on the progress made in the delivery of fencing associated with the development of employment opportunities at the Andover Business Park, and to report that there are sections of the road that it is not possible to provide acoustic fence.

1.2 The report seeks NAPC agreement that in respect of those areas of land that acoustic fencing cannot be provided, the Local Authority decides that no further action is taken.

### 2.0 BACKGROUND

2.1 On the 26<sup>th</sup> August 2009 planning permission, under reference 07/01951/OUTN, was granted for:

*Erection of Business Park with both Outline and Full details comprising :  
Outline - Plots 1, 2, 3 and 5 for uses comprising business (Class B1), storage and distribution (Class B8), hotel (Class C1) and community building (Class A1/D1), biomass plant and associated works, and Full - Unit 4 for uses comprising storage and distribution (Class B8), access roads, vehicle maintenance building, car and lorry parking, landscaping, fuel island, vehicle wash, weigh axle reader and associated works (Amended description)*

This planning application made provision for a building that was to be occupied by named occupier on part of the site (Tesco) and for other, speculative, employment uses across the remainder of the approx. 50Ha, mainly greenfield, site.

2.2 The planning permission was granted subject to a range of conditions and Obligations (the latter contained in the legal agreement). One provision of the legal agreement (Schedule 8, Part 2) was for the applicant to (summarised):

*Approve and install acoustic fence prior to first occupation of the development, or  
pay the Council a sum representing the cost of installing the fence, prior to first occupation.*

2.3 Following the grant of planning permission the applicant (Goodman) and Tesco parted company. This planning permission was not implemented.

- 2.4 The applicant, shortly after, submitted a further planning application that sought permission for:

*“Erection of business park with both outline and full details comprising: Outline - Plots 1, 2, 3, 5 and 6 for uses comprising business (Class B1), storage and distribution (Class B8), hotel (Class C1) and community building (class A1/D1), biomass plant and associated works and Full Permission for Plot 4 for uses comprising storage and distribution (class B8), access roads, vehicle maintenance building, car and lorry parking, landscaping and associated works”*

This planning application made provision for a similar type and scale of employment development to that which had gained planning permission previously. That said, the building that was to be occupied by a new named occupier as a result of this permission (the Co-Op) differed in both height and length to that of the ‘Tesco’ scheme, and resulted in a change in both the number and profile of vehicles that would be using the road network as a result. The other, speculative employment uses identified across the site, remained the same.

- 2.5 Planning permission ref. 09/02392/OUTN was issued on the 19<sup>th</sup> March 2010 and was accompanied by a legal agreement. The terms of the Agreement were identical to the earlier permission, and, for the purposes of this report, reiterated the terms for the acoustic fence as they have been summarised above in para 2.2.
- 2.6 Following the grant of planning permission the applicant subsequent sought, and gained, approval of a specification of acoustic fencing work from the Local Planning Authority, that would allow them to construct the various sections of fencing adjacent to the A303. This plan is attached at **Appendix A**.
- 2.7 The planning application was accompanied by an Environmental Statement. Section 10 of the ES contained “*Table 10.12: Predicted traffic noise levels with and without [sic] scheme of noise barriers*”. This is contained at **Appendix B**. The noise levels referred in this Table were modelled based on the Business Park being fully occupied and operational (during 2013) for the activities that formed the planning application at the time. It should be noted that there have been changes in (anticipated) occupiers operating from the Business Park in the intervening period, and the Business park is not, at present, fully occupied.
- 2.8 It is also noted that during 2014 the HE installed thinner surfacing to the carriageway of the A303 in this location. This surface is acknowledged to have noise reducing properties. The HE advise that this surface is expected to last 10-15 years and it has been emphasised that the noise reducing capabilities are a “*secondary benefit*”.

- 2.9 Preparatory and construction work commenced on site in anticipation of the Co-Op occupying the new building and, when the applicant sought agreement from the Highways Agency, (now since renamed Highways England – referred to in this report as the ‘HE’), to erect the fence it transpired that the HE’s, hitherto, unknown policy for not permitting fencing on their land became evident and permission was, effectively, denied. Attempts to resolve this directly with the HE, including contributions from the former Leader of Test Valley Borough Council, Cllr Carr and the former Member of Parliament for North West Hampshire, Sir George Young MP. These discussions were unsuccessful and the HE’s policy remained in place.
- 2.10 The effect of this HE policy was that Goodman could not fulfil their Obligation to build the fence, and instead invoked the ‘fall-back’ terms of the legal agreement that required them to pay the Borough Council a sum of money equivalent to the cost of delivering the fence. A sum of money was agreed and this was transferred to the Borough Council prior to first occupation of the building by the Co-Op. It should be noted that had the Co-Op occupied the building prior to delivery of the fence, or payment, then the LPA would have had to take legal action to prevent this from taking place.
- 2.11 Despite absolving themselves of any direct, legal, involvement in the fence Goodman, nevertheless, continued to provide support and logistics to TVBC in delivering fencing in locations that broadly equated to the approved scheme – albeit now reliant on land close to the original locations that were in other private and public (TVBC) ownership, to do so. This resulted in significant levels of the fencing being provided. As each section of fence was delivered, the Borough Council reimbursed Goodman of the costs incurred from the financial contribution referred to in Para 2.8. A sum of money remains un-spent from the total contribution received. Any money not spent on the fence is required to be paid back.

### 3.0 AREAS WITH FENCING

- 3.1 By reference to the approved plan (**Appendix A**) fencing has been provided in:
- Sections A/B: Approximately 205m on land adjacent to Gallaghers Mead
  - Section D: Approximately 311m on land adjacent to Floral Way
  - Section E: Approximately 256m on land adjacent to Leyton Way, Balksbury Hill
  - Section F: Approximately 500m on land between Barlows Lane and the A3057 (Winchester Road).

### 4.0 AREAS WITHOUT FENCING

- 4.1 By reference to the approved plan (**Appendix A**) fence in “Section B and C” are not being provided:
- Barrier B1 – Approximately 226m between the A303 and the existing dwellings associated with Army HQ;
  - Barrier B2 – Approximately 134m between the existing dwellings associated with Army HQ; and
  - Barrier C - Approximately 276m between the A303 and existing dwellings in the area of Shaw Close, Spruce Close and Cypress Grove on the Gallaghers Mead estate.



5.0 **ACTIONS AND OUTCOMES UNDERTAKEN IN THE AREAS WITHOUT FENCING**

5.1 In the context of the sections of fencing referred to in Para 4.1 above, the main focus was to seek a solution for the delivery of Barrier C.

5.2 Barrier C

This section of fence runs alongside part of the eastbound on-slip road to the A303 from its junction with the Hundred Acre interchange, to a position adjacent to, but not on, the railway bridge. When travelling along this length of road in a west-to-east direction, the level of the carriageway rises relative to the adjacent land to ensure clearance of the road over the railway line. This level change is explained by the presence of a bridge and revetments and a very long and steep embankment within the HE boundary. The HE land, including the embankment has some vegetation and small tree coverage. The land immediately to the north of the HE boundary comprises a woodland area under the sole control and management of the Gallagher's Copse Management Company (GCMC). This is a private company owned by residents on the Gallagher's Mead estate.

5.3 Discussions between Officers of TVBC and the Directors of the GCMC began in January 2014. The aim was to identify a solution that enabled a fence to be achieved on the GCMC land. Officers met on multiple occasions following that initial meeting, and a final response setting out their position was obtained from the GCMC at their AGM in April 2018.

5.4 Two potential solutions were put forward and Officers assessed the relative merits of each in conjunction with the GCMC and HE:

- (i) To provide a fence solely on GCMC land.
- (ii) To provide infill material to raise the height of the embankment adjacent to the A303, to allow for the fence to be set back further from the carriageway. This solution would only relate to land in HE control.

5.5 A fence solely on GCMC land

Following initial meetings with the Directors of the GCMC Officers sought to quantify what a potential solution on their land might comprise, what effect that solution might have on the trees that currently exists on the site, where site construction compounds might be located during the construction period, and the routes likely to be taken by any contractors/machinery through the woodland during the construction period – and their effect.

5.6 Officers commissioned the TVBC Engineers to provide a schematic drawing showing how these questions might be achieved and at the same time deliver the principle objective that a solution should achieve a comparable noise benefit, to that which was originally approved. **Appendix C** shows the indicative layout of the area and **Appendix D** shows indicative cross section and elevation details of a solution. The solution includes scope for a fence to be placed on top of an earth bund. The siting of the bund/fence cannot be placed closer to the HE boundary than that shown on this plan to reflect advice from the HE.

5.7 Officers also commissioned an independent Arboricultural Consultant (Technical Arboriculture (October 2017) to visit the woodland and assess the effect of the works detailed in Appendices C and D. A copy of the report is not appended to the agenda paper, but the consultants opinions are summarised as follows:

- Area provides informal recreation inc. dog walking
- Mature Ash and Beech trees, Horse Chestnut and Sycamore regeneration
- Understory birch and hazel also present
- Some benefit to thinning to achieve woodland management objectives – not recent activity
- Range of tree categories (Cat B, C and U) for individual trees – typical of woodland
- Overall woodland would be Category B
- Three sections of fencing assessed:
  - Approx 50m from existing fence on TVBC open space
  - Approx 100m from the end of Section 1
  - Remaining distance to the railway line fence

#### Section 1

- Installed at ground level
- Impact on two large trees (Beech and Sycamore)
- Reasonable adjustment of alignment and excavation possible to not impact on trees
- Some loss of small trees
- Loss of these trees could represent reasonable woodland management
- Regeneration in time would occur from cut stems or seed-bank in soil.

#### Section 2

- Fence on earth bund – widening along length
- HE requirement for bund base to be 2.8m back off boundary
- Difficult to identify ‘weaving’ through tree so some tree loss likely – woodland management(?)
- Soil depth greater than 200-300mm would impact on root function – limit gaseous exchange (unless mitigated)
- Root damage and tree death likely when soil depth exceeds 1m
- Coppicing on A303 side of fence – no benefit to woodland users

#### Section 3

- Width of bund (5m – 15m), set back distance off HE boundary = construction impacts to woodland (landscape and amenity value)
- Direct loss of trees – “significant numbers of good quality woodland trees”
- Indirect loss of trees (root suffocation)
- Loss of Cypress trees – not native? Value?
- Opportunities for replacement planting
- Existing path covered by bund – re-routing?



Other impacts

- Compound access – tracks narrow, trees limit manoeuvrability – damage to remaining trees likely
- Ground protection needed

5.8 A copy of the plans and the Arboricultural Consultants report were provided to the GCMC in December 2017. This was in advance of the AGM in April 2018. The Development Manager (South) attended the AGM and also provided an overview of the case. A vote of the AGM members in attendance was taken and a unanimous vote to not allow TVBC to utilise the GCMC land, was recorded. A final written response from the Chairman of the GCMC was provided on the 25<sup>th</sup> April 2018 to confirm the outcome.

5.9 This option is not therefore deliverable due to the landowner not willing to progress. It is on this basis that Officers consider that this option cannot be progressed.

5.10 Infill embankment and erect fence on HE land

Advice received from the HE to this suggested potential solution was that: *“In broad terms you would need to consider the potential adverse impacts from the construction of a significant bund adjacent to the A303 or other significant groundworks and would require further information in accordance with Standard HD 22/08, which is required in order for us to determine if there is likely to be any significant impact on the A303. Additional information will need to have sufficient detail about height of the bund, distance from the toe of the bund to the highways boundary, information about how the run-off will be dealt with/drainage system, slope stability analysis etc.”* and *“Given that the options could be for the construction of a significant bund adjacent to the A303 or other significant ground works, we would expect supporting information to include documentation in accordance with Standard HD22/08 – Managing Geotechnical Risk. Supporting information should also include ground investigation works and slope stability analysis”.*

5.11 This option requires the deposit of material on an existing incline that supports an elevated and bridged (over the railway line) section of a major Trunk Road. It is also in very close proximity to the Salisbury to London railway line. The HE set out, in very general terms the nature of the work required to support an application to undertake such work on the highway network. Reference to understanding the scope and nature of groundworks needed, any height of the bund and fence, management of surface water and drainage from the bund, the effect on existing surface water management from the A303 carriageway and slope stability analysis, have been made. These studies are all required, and the results known in advance of an application to the HE, before the HE can consider the desirability of the work being undertaken. If one were to simply disregard the DfT Guidance referenced by the HE the cost associated with the preliminary work – needed before the HE could make any judgement on the acceptability of the work, would not be insignificant. In discussions with the HE this option is not a viable or realistic prospect. It is on this basis that Officers consider that this option is not a viable proposition.

5.12 Barrier B1 and B2

For reasons related to the possible effect of noise deflection occurring as a consequence of putting fencing on the Army HQ side of the A303 (Barriers B1 and B2), a solution here was not progressed pending Officers finding a viable solution for the Gallagher's Mead section (Barrier C). For the reasons that are set out above it is not possible to deliver a fence on the Gallaghers Mead side of the A303. Consequently, it is recommended that Barriers B1 and B2 are not progressed.

6.0 **CONCLUSION**

6.1 Officers have sought to deliver the Council's aspirations for acoustic fencing to be installed alongside the A303 following the grant of planning permission for the Business Park in 2010. Issues associated with the HE's policy, and balancing another key Council objective to ensure the delivery of jobs and economic development meant that TVBC was provided with a sum of money to deliver the fence itself. Although Goodman continued to assist the Council each new section of fence proposed required a bespoke solution involving either the Council's own land or on land in private ownership. In some areas identifying, and subsequently delivering, the solution proved easier than others, and where this was the case fencing has been provided.

6.2 However this report also sets out that there is not a viable or available solution to provide an acoustic fence in the Gallaghers Mead area. Consequently progressing a fence on the Army HQ side of the A303 in the absence of a scheme on the GCMC land, may exacerbate the noise impact on those residents and as such it is not appropriate to progress these barriers.

6.3 During the intervening years, and as a consequence of liaising with local landowners and the HE it is considered that there remain no further, alternative options the Council could progress to deliver fencing in areas identified. Consequently it is recommended that the Council decides that it takes no further action to deliver the outstanding section of off-site fencing.



7.0 **RECOMMENDATION**

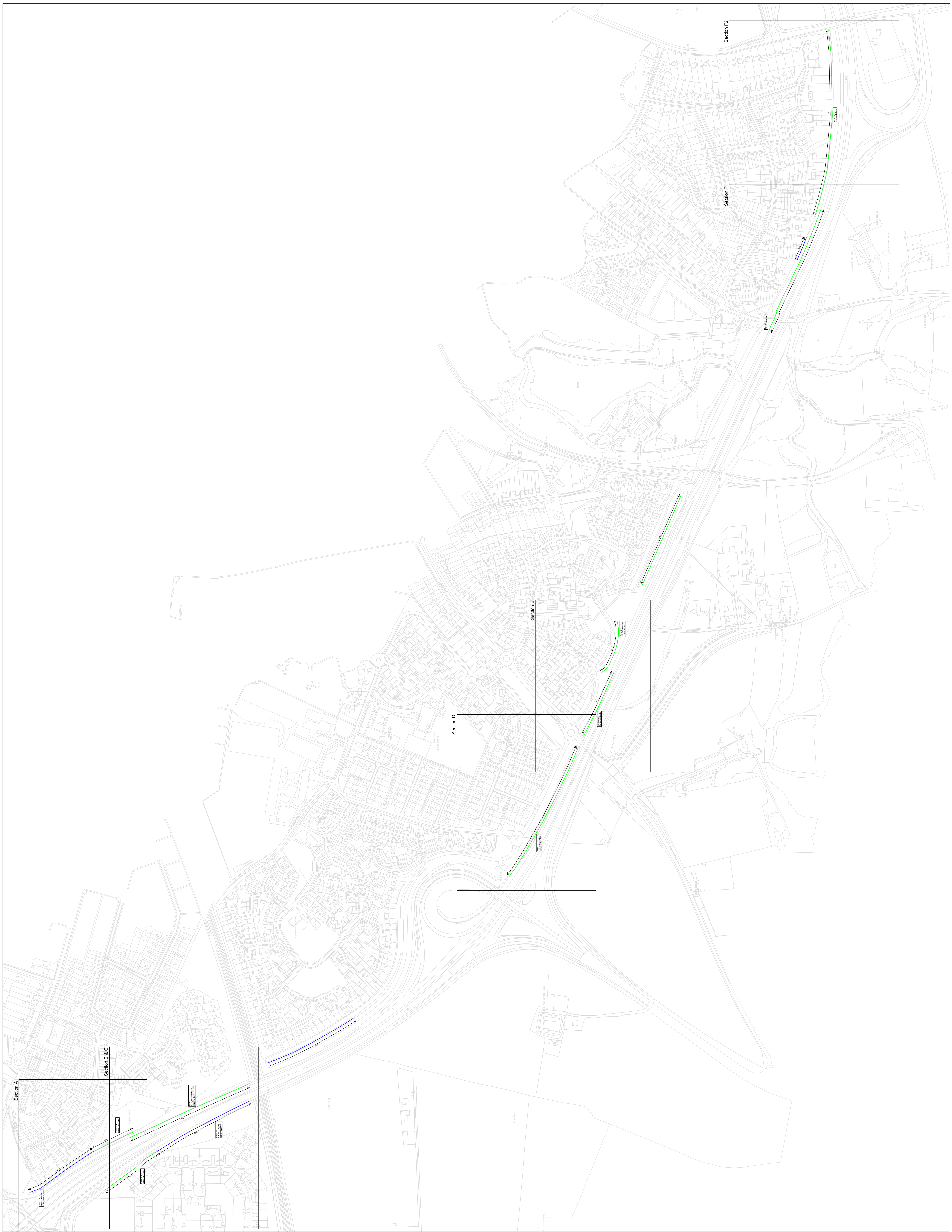
7.1 That **no further action** be taken to deliver the outstanding sections of, off site fencing.



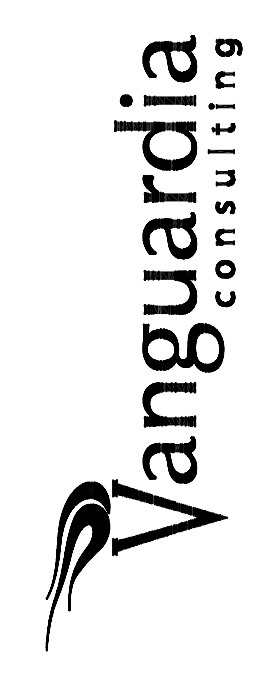
DO NOT SCALE THIS DRAWING.  
NOTES:

**LEGEND**

-  Existing Noise Barrier
-  New Noise Barrier



Rev	Description	Drawn (Date)	Date



Project Title  
**ANDOVER AIRFIELD  
 ANDOVER  
 HAMPSHIRE**

Client  
**PROPOSED NOISE BARRIER  
 LOCATIONS**

Drawn	Checked	Approved	RSP
WK	MD		
Scale (AS)	Date	9/08/2010	Status
1:2500			Final
Drawing No.	VC-100299/01		Rev.
			0



*Road Traffic Noise A303*

10.61 To reduce the effects of night-time increases in traffic noise from off-site development traffic for properties located alongside the A303 a scheme of noise barriers was considered for the Extant Permission. The same approach has been adopted for this application and an appropriate obligation will be agreed with TVBC to implement a scheme of noise barriers alongside the A303 will be implemented as shown on **Figure 10.2**. The location of the proposed noise barriers alongside the A303 are detailed in **Figure 10.2**.

10.62 The predicted noise levels for the year of completion of the Proposed Development, 2013 both with and without the Proposed Development and with the scheme of noise barriers is shown in **Table 10.12**.

**Table 10.12: Predicted Traffic Noise Levels with and without scheme of noise Barriers**

Receptor	No Development 2013		With Development 2013		With Development and Barriers 2013		With Development & Revised Barrier Comparison with Existing	
	Day	Night	Day	Night	Day	Night	Day	Night
	LA10,18 hr	LA10,6 hr	LA10,18 hr	LA10,6 hr	LA10,18 hr	LA10,6 hr	Difference	
A2	66.5	52.8	67.1	54.1	63.2	50.6	-3.2	-2.3
A5	65.3	52.0	66.0	53.3	63.9	51.4	-1.4	-0.6
B2	66.9	53.7	67.4	54.9	66.4	53.8	-0.5	0.1
B6	64.1	50.5	64.9	51.7	63.8	50.9	-0.3	0.4
B9	69.8	56.7	70.4	58.0	68.4	56.0	-1.4	-0.7
B15	67.4	54.3	67.9	55.7	66.3	54.0	-1.1	-0.3
B19	66.6	53.6	67.2	55.0	65.3	53.0	-1.3	-0.6
C1	69.1	56.0	69.6	57.4	66.9	54.6	-2.2	-1.4
C2	68.5	55.5	69.1	56.8	65.4	53.0	-3.2	-2.4
C4	63.7	50.5	64.3	51.8	61.5	49.0	-2.2	-1.5
C3	66.5	53.4	67.0	54.6	63.7	51.3	-2.8	-2.1
D1	68.8	55.7	69.2	57.0	67.4	55.2	-1.3	-0.5
D3	72.1	59.0	72.5	60.3	70.6	58.5	-1.4	-0.6
D5	70.7	57.7	71.2	59.0	68.9	56.8	-1.8	-0.9
D6	69.2	56.2	69.7	57.6	68.5	56.4	-0.7	0.2
D7	69.8	56.8	70.3	58.1	68.9	56.7	-0.9	-0.1
D8	69.7	56.6	70.1	57.9	68.8	56.6	-0.9	0.0
D9	70.8	57.8	71.3	59.1	69.9	57.8	-0.9	0.0
E1	72.5	59.5	72.9	60.7	69.2	56.9	-3.3	-2.5
E4	73.2	60.2	73.7	61.5	70.6	58.4	-2.6	-1.8
E7	73.8	60.8	74.3	62.0	70.9	58.7	-2.9	-2.2
E9	71.3	58.3	71.8	59.5	67.3	55.0	-4.0	-3.3
E14	70.9	57.9	71.3	59.1	68.7	56.5	-2.2	-1.4
E15	71.7	58.7	72.1	59.9	68.7	56.5	-3.0	-2.2

Receptor	No Development 2013		With Development 2013		With Development and Barriers 2013		With Development & Revised Barrier Comparison with Existing	
	Day	Night	Day	Night	Day	Night	Day	Night
	LA10,18 hr	LA10,6 hr	LA10,18 hr	LA10,6 hr	LA10,18 hr	LA10,6 hr	Difference	
F2	73.3	60.3	73.7	61.5	69.8	57.6	-3.5	-2.7
F4	69.9	56.9	70.4	58.2	67.1	54.9	-2.8	-2.0
F5	72.6	59.6	73.0	60.8	69.5	57.3	-3.1	-2.3
F6	70.9	57.9	71.4	59.1	65.9	53.7	-5.0	-4.3
F7	74.9	61.8	75.3	63.1	72.6	60.4	-2.2	-1.5
F8	74.3	61.3	74.8	62.5	71.6	59.3	-2.7	-1.9
F9	76.1	63.0	76.6	64.2	73.3	61.0	-2.8	-2.0
F10	74.0	61.0	74.5	62.2	70.0	57.7	-4.0	-3.2
F11	74.5	61.4	74.9	62.6	70.6	58.2	-3.9	-3.2
F12	68.0	54.9	68.5	56.1	67.0	54.6	-1.0	-0.3

10.63 The predicted noise levels in 2013 indicate that although the Proposed Development provides a 1 to 2 dB increase in traffic noise levels at properties alongside the A303 in the night-time period, the proposed acoustic barriers reduce the noise levels from 0 to 4 dB below the 2013 level with no development.

10.64 The predicted 'top floor' levels have been provided for each section of the A303 to the east of the roundabout that would serve the Proposed Development, where there are existing residential properties. The receptors at each section along the A303, where noise barriers have been considered have been labelled A to F and the barriers for each section are discussed below.

#### **Figure 10.2 Section A**

10.65 There is an existing 2m high acoustic barrier between the slip road to the A303 and the residential properties. This barrier is located on top of a bank adjacent to the slip road and therefore the effective height of the barrier is higher than the 2m fence. For a new barrier to be effective at this location an increase in the height of the existing barrier would be required. The noise model has considered that the height of this barrier would need to be increased from 2m to 4m and extended south.

#### **Figure 10.2 Section B**

10.66 The receptors in section B form part of the MOD accommodation. There is an existing 2m high acoustic barrier from the railway bridge up to receptor B9. At this location

there is a 2m high boundary fence (a visual inspection indicated that this appeared to be an ordinary timber fence with some small gaps) on top of a 1.5m high bank. In terms of the noise predictions for the existing situation, this fence has been assumed to be acoustically effective but in reality it would not perform as well as an acoustic barrier. It is recommended that in this location that the boundary fence is replaced with a 3m high acoustic barrier and the existing 2m high acoustic fence is increased to a height of 3m.

**Figure 10.2 Section C**

- 10.67 The topography of the land (steep embankment close to road edge) between the A303 and the residential properties indicates that the only effective location for a noise barrier is within 1m of the road. Furthermore, due to reflection effects an untreated timber barrier at this location would further increase the noise levels at the MOD site on the opposite side of the road. To minimise noise reflection effects a 2m high absorbent lined barrier has been considered (absorbent on the side facing the A303) within 1m of the edge of the A303. This minimises the reflection effects at the MOD properties and provides a noise reduction at area C in the day and night-time periods when comparing the levels with and without the Proposed Development.

**Figure 10.2 Section D**

- 10.68 At section D there is approximately 2 to 3m of flat ground between the A303 and a steep embankment with existing trees. Following discussions with the landscaping specialist it was considered that the optimum barrier location was around 4m from the A303 and about 0.5m down the embankment. This allows the existing trees to form part of the landscaping to reduce the visual effect of the barrier. With a barrier in this location it is recommended that a 2.5m high acoustic barrier be installed such that the top of the barrier is located 2m above the road height. The proposed acoustic barrier is predicted to provide a small reduction in the day and night-time noise effect at residential properties in area D with the Proposed Development when compared to situation with no development.

**Figure 10.2 Section E**

10.69 The first section of 2m high acoustic barrier in area E (from the roundabout) should replace the existing wire fence that runs approximately 5m from the edge of the A303. Where the local road serving the residential properties curves around (between receptors E7 to E9) there is a small bund (1 to 1.5 m high) and the most effective location to place an acoustic barrier would be on top of this small bund. The noise model assumes a 2m high barrier located on top of this curving bund. The barriers alongside area E are predicted to provide a 1 to 3 dB reduction in the night-time period at residential properties in area E with the Proposed Development when compared to situation with no development.

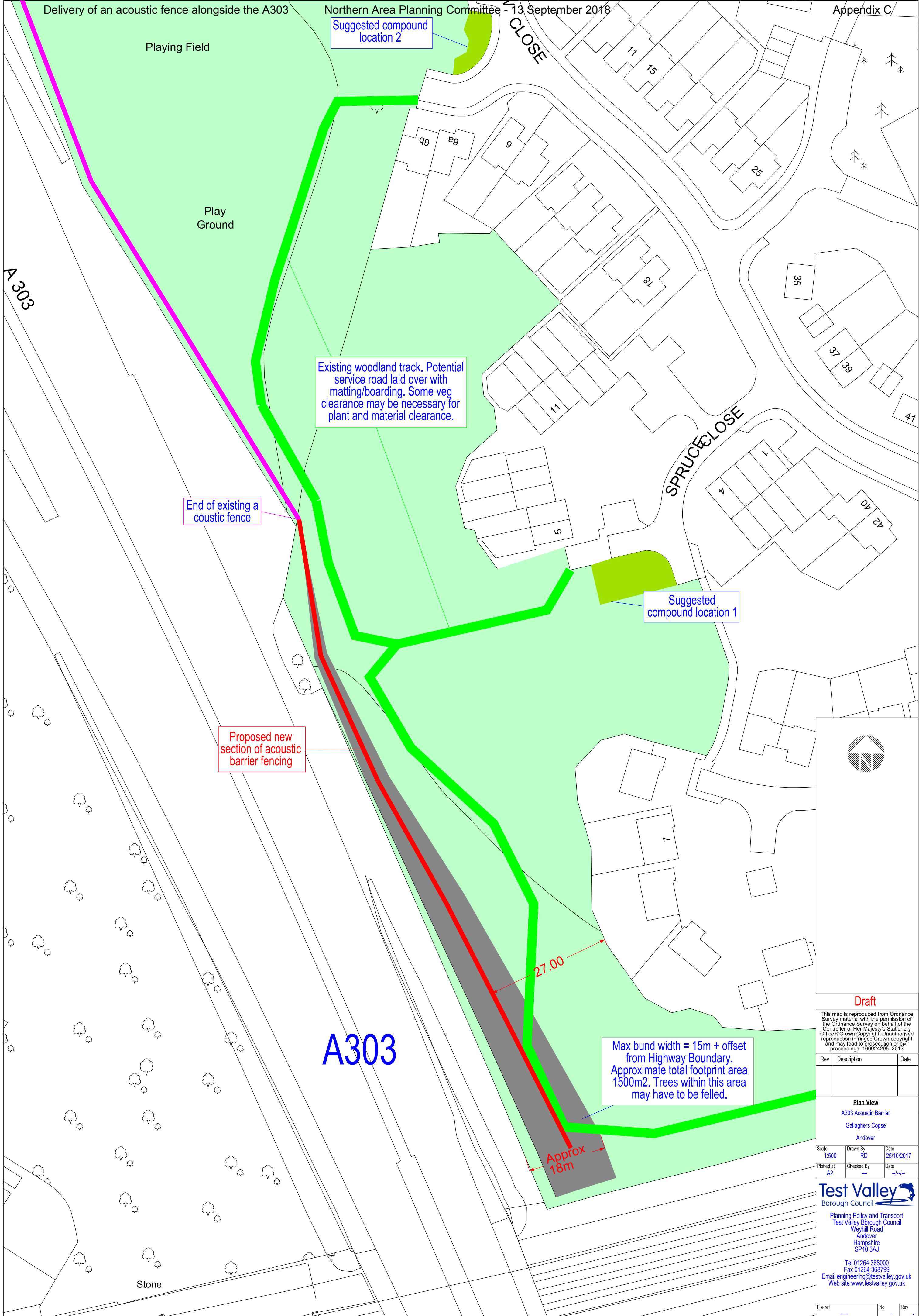
**Figure 10.2 Section F**

10.70 The noise model shows two sections of barrier alongside area F to reduce the noise effect of traffic on the A303. The first barrier runs across the bridge (investigations are required to determine whether permission would be granted for a barrier on the bridge) and is then located 3 to 4m from the nearside of the A303 to allow landscaping measures to be provided in front of the barrier. The noise model has considered the effect of a 2m high reflective barrier. It should be noted that there is already a 1.8m fence alongside receptor F9 and this is included in the noise model. The predicted noise levels for this section of barrier indicate a night-time noise reduction of 2 to 4 dB at residential properties between F6 to F8 with the Proposed Development when compared to situation with no development.

10.71 The A303 passes over Barlows Lane (west of area F) and at this location the residential properties are located around 4 to 5m below the A303. The ground height of the residential properties rises until the A303 is at approximately the same height as the residential properties at receptor F9 and continues to rise to the bridge over the A303 at the east of area F, where there is a large embankment from around 5m from the edge of the A303 to the end of the rear gardens on Conholt Road. The most effective location for the second noise barrier is along the rear boundaries of the residential properties from receptors F7 to F9. A barrier on the edge of the A303 at this location, allowing for a 4m landscaping zone, would not be acoustically effective due to the height of the residential properties above the A303 (sound from the far carriageway would pass directly over the barrier). The noise model has considered a 2m high acoustic barrier replacing the existing fences at the boundary of the residential properties overlooking the A303.

- 10.72 The predicted noise levels for this section of barrier indicate a night-time noise reduction of 1 to 3 dB at residential properties between F6 to F8 with the Proposed Development when compared to situation with no development. It should be noted that the construction of an acoustic barrier of the rear boundary of these properties will require the permission of the residents.
- 10.73 As shown in the end columns of **Table 10.12** the scheme of noise barriers proposed provides a reduction in the noise levels at the nearest receptors to the A303 when compared to the 2013 noise levels with no development in both the day and night-time periods. This indicates that with these barriers in place the Proposed Development provides a minor beneficial effect.





Suggested compound location 2

Existing woodland track. Potential service road laid over with matting/boarding. Some veg clearance may be necessary for plant and material clearance.

End of existing acoustic fence

Proposed new section of acoustic barrier fencing

Suggested compound location 1

Max bund width = 15m + offset from Highway Boundary. Approximate total footprint area 1500m<sup>2</sup>. Trees within this area may have to be felled.

27.00

Approx 18m

A303



Draft

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Rev	Description	Date

Plan View

A303 Acoustic Barrier  
Gallaghers Copse  
Andover

Scale	Drawn By	Date
1:500	RD	25/10/2017
Plotted at	Checked By	Date
A2	--	--/--

**Test Valley**  
Borough Council

Planning Policy and Transport  
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File ref	No	Rev
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Rev	Description	Date

**Sections**  
A303 Acoustic Barrier  
Gallaghers Copse  
Andover

Scale	Drawn By	Date
As Shown	RD	25/10/2017

Phase at	Checked By	Date
A2	---	---

**Test Valley**  
Borough Council  
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Web site: [www.testvalley.gov.uk](http://www.testvalley.gov.uk)

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