

Minutes of the **Planning Control Committee**  
of the **Test Valley Borough Council**  
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover  
on 16 October 2012 at 5:30 pm

Attendance:

<b>Councillor C Collier</b>	(A)	<b>Councillor I Hibberd</b>	(A)
<b>(Chairman)</b>		<b>(Vice-Chairman)</b>	
Councillor G Bailey	(P)	Councillor N Long	(P)
Councillor Z Brooks	(P)	Councillor J Lovell	(P)
Councillor P Bundy	(-)	Councillor C Lynn	(P)
Councillor A Dowden	(P)	Councillor J Neal	(P)
Councillor M Flood	(A)	Councillor A Tupper	(P)
Councillor M Hatley	(P)	Councillor A Ward	(A)
Councillor A Hope	(P)	Councillor J Whiteley	(P)
Councillor P Hurst	(A)		

Also in Attendance:

Councillor N Whiteley  
Councillor S Hawke

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**Chairman for the Meeting**

**Resolved:**

**That Councillor Hatley be appointed as Chairman for the meeting.**

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 25 September 2012 be confirmed and signed as a correct record.**

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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.

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	9-39	12/01712/FULLN	Mr C Spencer (Applicant's Agent) Mr P Adams (Applicant)

(The meeting terminated at 6:20)

## Schedule of Development Applications

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<b>APPLICATION NO.</b>	12/01712/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	08.08.2012
<b>APPLICANT</b>	Mr and Mrs P Adams
<b>SITE</b>	Quarley Manor Farm, Quarley, Andover <b>QUARLEY</b>
<b>PROPOSAL</b>	Replace office buildings, C, D and Da with the erection of a dwelling and garage and installation of sewage treatment plant, change of use of offices A & B to become residential ancillary to Quarley Manor House
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Mrs Lucy Page

**REFUSED for the reasons:**

- 1. The proposed development would constitute unjustified new residential development in the countryside for which there is no overriding need contrary to policy SET03 of the Test Valley Borough Local Plan. The proposed dwelling is considered to be located in an unsustainable and remote countryside location, where development and redevelopment for housing is not normally acceptable. The development is considered contrary to policy SET03 and TRA01 of the Test Valley Borough Local Plan 2006, policy SP3 of the South East Plan 2009 and the National Planning Policy Framework.**
- 2. The siting of the proposed dwelling, positioned behind Quarley Manor, would be inappropriate development in the countryside, creating a tandem form of development at such odds with the pattern of frontage development that it would not integrate with the form of the surrounding area, having a detrimental impact on the immediate environment and wider countryside contrary to policies DES01, DES05, DES07 and SET03 of the Test Valley Borough Local Plan 2006.**
- 3. The proposed development would result in the loss of an existing employment site. There is no evidence provided which would justify that the loss of this site is acceptable and that there is no economic demand for an employment site in this location. The proposal has not properly considered the use of the buildings for employment purposes so as to assist in sustaining the local rural economy and is contrary to policy ESN15 of the Test Valley Borough Local Plan.**

- 4. The application fails to demonstrate that buildings A and B are no longer required for either small scale employment generating uses or local tourist facilities. The reuse of existing buildings A and B from office use to ancillary residential accommodation for Quarley Manor would be contrary to policy SET09 as it would result in the loss of buildings which could accommodate such employment generating uses which assist in sustaining the rural economy.**
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