

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 15 November 2018 at 5:30 pm

Attendance:

Councillor C Borg-Neal (Chairman)	(P)	Councillor T Preston (Vice Chairman)	(P)
Councillor I Andersen	(P)	Councillor P Giddings	(A)
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	(A)
Councillor D Busk	(P)	Councillor J Lovell	(A)
Councillor I Carr	(A)	Councillor C Lynn	(P)
Councillor J Cockaday	(P)	Councillor P Mutton	(P)
Councillor D Denny	(A)	Councillor J Neal	(P)
Councillor D Drew	(A)	Councillor P North	(P)
Councillor B Few Brown	(A)	Councillor B Page	(P)
Councillor M Flood	(P)	Councillor G Stallard	(P)

192

Minutes

Resolved:

That the minutes of the meeting held on 25 October 2018 be confirmed and signed as a correct record.

193

Declarations of Interest

Councillor Lynn declared a personal interest in applications 16/00922/FULLN and 16/00938/RDCAN as he is a Trustee of the Andover – Charities Trustees and Kemis Lectureship Charity. He made a statement then left the room.

Councillor Budzynski declared a personal interest in applications 16/00922/FULLN and 16/00938/RDCAN as he is a Trustee of the Andover – Charities Trustees and Kemis Lectureship Charity. He made a statement then left the room.

194

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	10-69	16/00922/FULLN	Mrs Long (Andover Town Council) Mr Borrett (Objector) Mrs Woolgrove (Supporter) Mr Compton (on behalf of Applicant)
8	70-88	16/00938/RDCAN	Mrs Long (Andover Town Council) Mrs Woolgrove (Supporter)

(The meeting ended at 6.28pm)

Schedule of Development Applications

7	APPLICATION NO.	16/00922/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED APPLICANT SITE	25.04.2016 Andover Charities Trustees 64-70 Adelaide Road, Andover, Hampshire, SP10 1HG, ANDOVER TOWN (ST MARYS)
	PROPOSAL	Demolition of four existing almshouses and construction of 12 new almshouses with associated parking
	AMENDMENTS	Amended plans and additional information received 20/07/17, 02/03/18, 05/03/18, 25/5/18; Updated Ownership information received 20/07/18
	CASE OFFICER	Mrs Laura McKay

REFUSED for the following reasons:

- 1. The proposed demolition of the Acre Almshouses would result in substantial harm to the significance of that non-designated heritage asset and less than substantial harm to the significance of the Andover conservation area. The proposed replacement building, due to its scale, bulk, layout and design, would result in less than substantial harm to the significance of the conservation area by eroding the historic Town/Common Acre and the relationship of the almshouses with buildings and spaces to the south of the application site, features which make an important contribution to defining the significance of this part of the conservation area. As such it fails to improve the character, function and quality of the area. Having regard to planning law and the National Planning Policy Framework, great weight must be given to the conservation of heritage assets which are an irreplaceable resource. The design of the scheme has not been informed by the significance of heritage assets, is not sympathetic to local character or history and there is no clear and convincing justification for the harm identified. The proposal would result in significant public benefits through the provision of 8 additional affordable housing units however the public benefits of the scheme do not outweigh the harm identified to heritage assets in this case. The proposal is contrary to policies E1 and E9 of the Test Valley Borough Revised Local Plan 2016 and the provisions of Chapters 12 and 16 of the National Planning Policy Framework. There are no other material considerations that would justify granting permission contrary to the development plan.**
- 2. The proposal would result in the loss of all public car parking with no mechanism to secure any public access to the proposed spaces or across the site. This would discourage people from walking in this area; would have an adverse economic impact on the adjacent convenience store due to the loss of free parking adjacent to it, and impact on the residents who do not have**

alternative parking. It would result in displacement of cars onto surrounding roads and it has not been demonstrated that this would not result in adverse impacts on highway safety. As such the proposal is contrary to policy T1 of the Test Valley Borough Revised Local Plan 2016 and the provisions of paragraph 80 of the National Planning Policy Framework.

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.**

8	APPLICATION NO.	16/00938/RDCAN
	APPLICATION TYPE	DEMOLITION IN CONSERVATION AREA - NORTH
	REGISTERED	25.04.2016
	APPLICANT	Andover Charities Trustees
	SITE	64-70 Adelaide Road, Andover, Hampshire, SP10 1HG, ANDOVER TOWN (ST MARYS)
	PROPOSAL	Demolition of four existing almshouses
	AMENDMENTS	Additional heritage information submitted 20/07/17
	CASE OFFICER	Mrs Laura McKay

REFUSED for the following reason:

- 1. The proposed demolition of the building would result in less than substantial harm to the significance of Andover conservation area. The proposed redevelopment scheme would in itself harm the significance of the conservation area and the public benefits of the redevelopment scheme would not outweigh the harm identified. As such the harm resulting from the demolition of the existing building would not be outweighed by the benefits of the replacement development and is contrary to policy E9 of the Test Valley Borough Revised Local Plan 2016 and the provisions of Chapter 16 of the National Planning Policy Framework. There are no other material considerations identified that would outweigh the conflict with the development plan.**

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.**
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