

UPDATE PAPER

Northern Area Planning Committee

Date: Thursday 31st March 2022

Time: 5.30 p.m.

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

**Northern Area Planning Committee – 31st March 2022
Update Paper**

The purpose of the report is to provide information on planning applications which has been received since the agenda was printed.

Report of Head of Planning and Building

1. Background

- 1.1 Reports on planning applications are prepared for printing on the agenda some 10 days before the date of the Committee meeting but information and representations received after that time are relevant to the decision. This paper contains such information which was received before 10.00am on the date of the meeting. Any information received after that time is reported verbally.

2. Issues

- 2.1 Information and representations are summarized but the full text is available on the relevant file should Members require more details. The paper may contain an officer comment on the additional information, amended recommendations and amended and/or additional conditions.

7. **21/02943/FULLN (REFUSE) 07.10.2021** **10 - 49**
SITE: Land west of Finkley Farm Road, East Anton,
Andover **ANDOVER TOWN (ROMANS)**

CASE OFFICER: Mrs Samantha Owen

APPLICATION NO.	21/02943/FULLN
SITE	Land West Of Finkley Farm Road, East Anton, Andover, ANDOVER TOWN (ROMANS)
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1.0 AMENDMENTS

- 1.1 Paragraph 5.5 of the main report refers to Housing Land Supply (HLS) and quotes the position as of 1st April 2020. The most up to date HLS figure available is April 2021 where it is at 5.72 years. Planning Policy have advised that this figure is not anticipated to be updated until later this year to inform the 2022 position.
- 1.2 Paragraph 8.60 refers to a consultation with HCC Education on whether the proposed development would increase demand for school places at primary and secondary school level. No response has been received from HCC and no contributions requested.
- 1.3 Reason for refusal 8 has been amended with additional wording and this has been reflected below with the additional wording underlined for clarity and a further reason for refusal 16 has be added to reflect paragraph 8.23 of the report. Amendments to the recommendation are set out below:

2.0 AMENDED RECOMMENDATION

8. **It is considered that the proposed development does not represent high quality development as required by Policy E1. The layout relies on retaining walls and underbuilding which are an incongruous and alien feature that are considered visually intrusive. The elevation design of the Apartment Blocks, the Retail Block and the FOGS results in bland, oppressive and overbearing buildings that would fail to improve the character and quality of the area. Also the use of render as a material throughout the development presents a stark addition against the backdrop of the wider development and the landscaping. It is not considered that the development would accord with Policy E1 of the RLP or paragraph 71 of the National Design Guide**
16. **The proposed flats over garages and apartment blocks, plots 4-12, 69-77, 123-130, 13, 24, 53, 80 and 106 have no private amenity space for future occupiers which conflicts with Policy LHW4 of the Test Valley Revised Local Plan 2016.**