

UPDATE PAPER

Northern Area Planning Committee

Date: Thursday 20th April 2023

Time: 5.30 p.m.

Venue: Upper Guildhall, High Street, Andover

Northern Area Planning Committee – 20th April 2023 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. **22/01516/FULLN (REFUSE) 09.06.2022** **10 - 19**
SITE: Land adjacent to Brambles, Walworth Road,
ANDOVER TOWN (DOWNLANDS)

CASE OFFICER: Emma Jones

8. **23/00228/FULLN (PERMISSION) 30.01.2023** **20 - 25**
SITE: 6 Manor Road, Andover, Hampshire, SP10 3JS
ANDOVER TOWN (HARROWAY)

CASE OFFICER: Ash James

APPLICATION NO.	22/01516/FULLN
SITE	Land Adjacent To, Brambles, Walworth Road, Picket Piece ANDOVER TOWN (DOWNLANDS)
COMMITTEE DATE	20 April 2023
ITEM NO.	7.
PAGE NO.	10-19.
AMENDMENTS.	Amended plan received 14.04.2023

1.0 **AMENDMENTS**

- 1.1 An amended plan has been submitted showing the provision of visibility splays at the proposed site access. The amended plan is included in this update paper.

2.0 **CONSULTATIONS**

- 2.1 **Highways**; The main agenda report, at paragraph 5.3, sets out that the Highway Authority raised no objection to the proposed development. It should have been reported that this was subject to the applicant providing plans demonstrating that the proposed access will achieve the required vehicular visibility splays. Notwithstanding this, the Highway Authority has reviewed the amended plan that has been submitted, and has confirmed that “the visibility splays as plotted on the associated plan of 2.4m x 43m are acceptable to the Highway Authority”.

3.0 **PLANNING CONSIDERATIONS**

3.1 **Character and appearance**

In addition to paragraphs 8.3 – 8.6 of the main agenda report, which detail the impacts that would arise to existing and proposed trees as a result of the proposed development, it is noted that the supporting text to RLP policy E2 sets out the following, at paragraph 7.23; “*Development should be designed to ensure the health and future retention of existing trees, including veteran trees, and hedgerows are not compromised. Proposed development should be designed to avoid the future need to fell trees or otherwise impede their growth. On housing developments, buildings should be placed sufficiently far away from trees to allow adequate daylight and sunlight to reach the proposed properties. Based on past experience a distance of approximately 15 metres should be provided between the dwelling and the outer edge of any mature canopy or canopies of trees*”. The proposed dwelling would be located approximately 9m away from the trunk of the existing Oak tree on site, and approximately 5.5m away from the outer edge of the canopy of this tree, and would therefore fall considerably short of the guidance contained within the supporting text to RLP policy E2. In addition, the proposed dwelling is shown on the submitted plans to be located within approximately 8.2m of the indicative outer canopy of the proposed new tree in the north west corner of the site. This further highlights the concern that the proposed development would result in future pressure on the long term retention and success of existing and proposed trees, contrary to RLP policy E2.

3.2 Highways

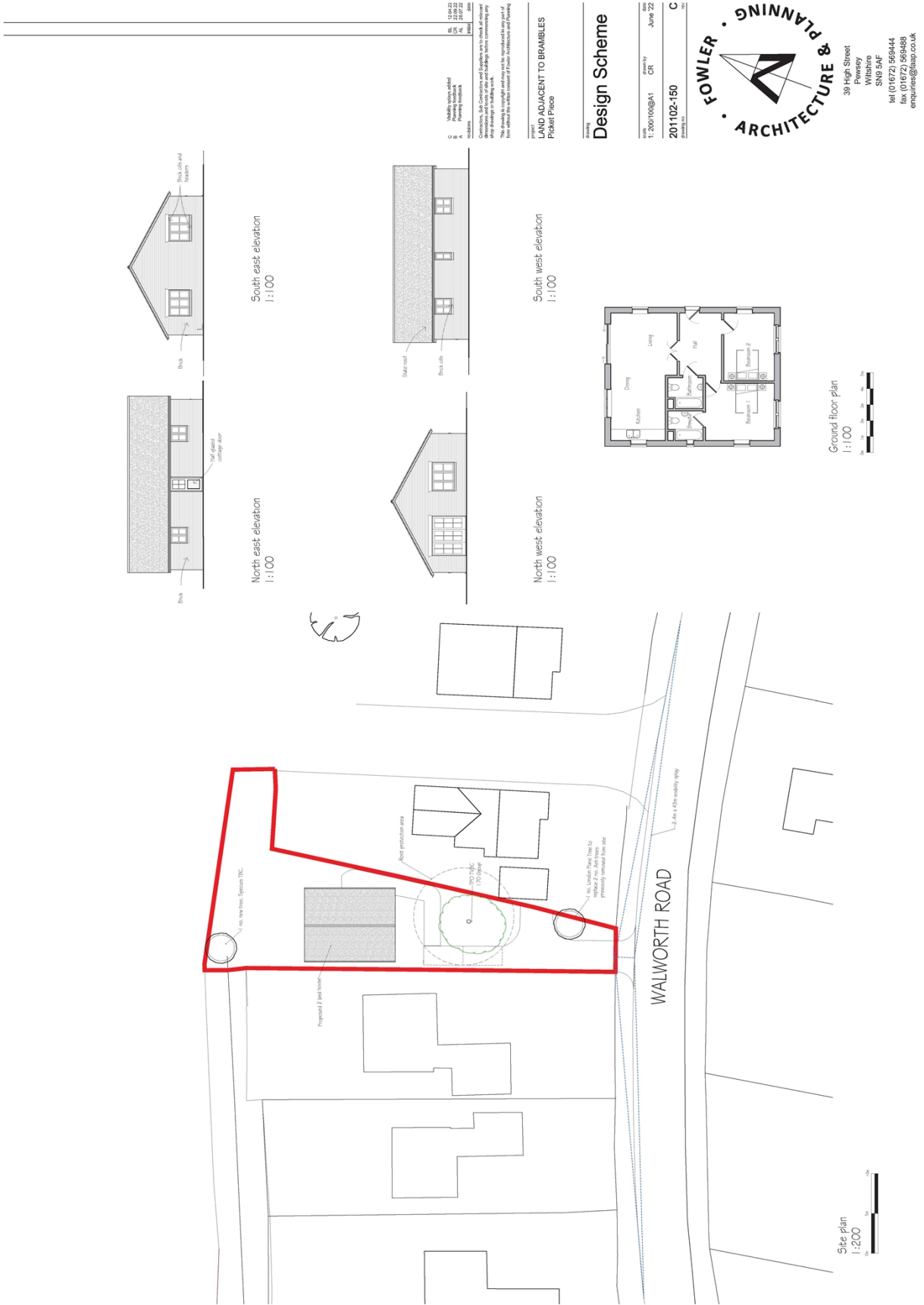
Further to paragraph 8.9 of the main agenda report, an amended plan has been submitted showing that adequate visibility splays can be provided at the proposed site access, which would enable safe access onto the highway network. The proposed development is considered to comply with RLP policy T1, and reason for refusal number 2 of the main agenda report is overcome. The recommendation has been amended accordingly at section 4.0 of this update paper.

4.0 RECOMMENDATION REFUSE

1. **The layout of the proposed development would result in a form of development that would not be of a high quality in terms of design and local distinctiveness, and would not integrate, respect or complement the character of the area, or improve the character, function and quality of the area. Furthermore, the proposed development has not been designed or located to ensure that the health and future retention of important landscape features is not likely to be prejudiced, or that the proposed landscaping and landscape features, to replace the protected trees that have been removed from the site, could be successfully accommodated within the site to enable the proposed development to positively integrate into the landscape character of the area. The proposed development is contrary to policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**
2. **The proposed development has not be designed or located to ensure that the health and future retention of existing and proposed important landscape features would not be prejudiced, and this would have implications for the conservation and enhancement of biodiversity at the site through the potential loss of habitats. As such, the proposal fails to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**
3. **It has not been demonstrated that the proposal can achieve nutrient neutrality. As such, it cannot be concluded that the proposal will not result in a likely harmful significant effect on the internationally designated nature conservation sites in the Solent, in accordance with the requirements of the Conservation of Habitats and Species Regulations and as advised within guidance from Natural England. As such, the proposal fails to comply with Policy E5 and E8 of the Test Valley Borough Revised Local Plan (2016).**

Notes 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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SITE	6 Manor Road, Andover, Hampshire, SP10 3JS, ANDOVER TOWN (HARROWAY)
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1.0 PLANS

- 1.1 The incorrect plan reference was included within the approved plans condition. The correct plan reference is 1081/16. There is no change to the officer recommendation, however the updated condition has been produced below along with the other conditions and notes.

2.0 UPDATED RECOMMENDATION

PERMISSION subject to conditions and notes:

- 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: 1081/16.
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.**
- 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**