

UPDATE PAPER

Northern Area Planning Committee

Date: Thursday 29th June 2023

Time: 5.30 p.m.

Venue: CONFERENCE ROOM 1, BEECH HURST, WEYHILL
ROAD, ANDOVER, HAMPSHIRE, SP10 3AJ

**Northern Area Planning Committee – 29 June 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

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. **21/02343/FULLN (PERMISSION) 26.08.2021**
SITE: Cricklade Lodge, Foundry Road, Anna Valley,
SP11 7LX, **UPPER CLATFORD**

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CASE OFFICER: Katie Nethersole

APPLICATION NO.	21/02343/FULLN
SITE	Cricklade Lodge, Foundry Road, Anna Valley, SP11 7LX, UPPER CLATFORD
COMMITTEE DATE	29.06.2023
ITEM NO.	7.
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1.0 AMENDMENTS

- 1.1 In section 8.12, the applicant has confirmed that the collection of waste would be weekly via a standard 240 litre covered bin.
- 1.2 Condition 2 included a gap between 1 and L in the first drawing number that has now been removed, so the drawing number should read P21-037-02-03-001L.
- 1.3 Condition 3 – an additional clause has been added at the end of this condition to ensure that the splays have been implemented prior to the coffee shop being brought into use.
- 1.4 Condition 10 has been added at the request of Environmental Protection to ensure that there would not be any inappropriate methods of cooking on the premises

2.0 AMENDED RECOMMENDATION

PERMISSION subject to conditions & 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 plans, numbers P21-037-02-03-001L, P21-037-02-03-004, NJC-006**
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. The approved visibility splays of 2.4 metres by 43.0 metres shall be maintained and retained for the lifetime of the permission as shown on drawing no. P21-037-02-03-004. Nothing over 0.6 metres in height above the level of the carriageway shall be placed or permitted to remain within the visibility splay. These visibility splays shall be implemented prior to the coffee shop being brought into use.**
Reason: In the interests of highway safety and in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016
- 4. The proposed acoustic fencing to the eastern boundary shall be installed as per the details on drawing no. P21-037-02-03-001L prior to the coffee shop being brought into use and shall be retained for so long as the approved development remains in operation.**

Reason: In the interests of residential amenity and in accordance with policy LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016

5. **The approved coffee shop shall only operate between the hours of 1000 and 1600 hours Monday to Friday.**

Reason: To protect the amenities of neighbouring properties and in accordance with policy LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016

6. **Prior to the coffee shop being brought into use, details of the proposed replacement hedgerow as shown on drawing no. P21-037-02-03-001L shall be submitted and approved in writing by the Local Planning Authority. Planting shall be carried out in accordance with the approved details.**

Reason: To accord with policies E1 and E2 of the Test Valley Borough Revised Local Plan.

7. **The coffee shop shall not be brought into use until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.**

Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

8. **The parking spaces as shown on approved drawing P21-037-02-03-001L shall be laid out in accordance with the approved details before the use commences and retained for the lifetime of the permission.**

Reason: To ensure sufficient parking and in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.

9. **The approved coffee shop shall only be used for Class E (b) as defined in the Town and Country Planning (Use Classes) Amendment (England) Regulations 2020 and for no other use within Class E and only for the named applicant, Mr Ron George.**

Reason: To exercise control over the use and to protect amenity of neighbouring properties in accordance with policy LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.

10. **The use of cooking equipment including ovens, grills, chargrills and deep fat fryers is not permitted.**

Reasons: To protect the amenities of occupiers of adjoining properties in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

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.**