

## ITEM 11

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 7 March 2019 at 5:30 pm

Attendance:

<b>Councillor C Borg-Neal</b> <b>(Chairman)</b>	(P)	<b>Councillor T Preston</b> <b>(Vice Chairman)</b>	(P)
Councillor I Andersen	(P)	Councillor P Giddings	(P)
Councillor P Boulton	(A)	Councillor K Hamilton	(P)
Councillor A Brook	(-)	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	(P)
Councillor I Carr	(A)	Councillor C Lynn	(P)
Councillor J Cockaday	(P)	Councillor P Mutton	(P)
Councillor D Denny	(P)	Councillor J Neal	(P)
Councillor D Drew	(P)	Councillor P North	(P)
Councillor B Few Brown	(P)	Councillor B Page	(P)
Councillor M Flood	(P)	Councillor G Stallard	(A)

282

### Declarations of Interest

Councillor Preston declared a personal interest in application 19/00090/VARN as the applicant was known to her. She left the room whilst the application was discussed.

Councillor Cockaday declared a personal interest in application 19/00090/VARN as the applicant was known to him. He remained in the room whilst the application was discussed.

Councillor Few Brown declared a personal interest in application 18/02477/FULLN as the applicant was a personal friend of his. He left the room whilst the application was discussed.

283

### Minutes

#### Resolved:

**That the minutes of the meeting held on 24 January 2019 be confirmed and signed as a correct record.**

284

### **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>
8	16 - 42	19/00090/VARN	Mr G Platford (Objector) Mr S Pearce (Applicant)
9	43 – 61	18/02477/FULLN	Mr E Colley (Objector) Mr M Pettitt (Applicant's Agent)

(The meeting ended at 6.41pm)

## Schedule of Development Applications

---

7	<b>APPLICATION NO.</b>	TPO.TVBC.1163
	<b>SUBJECT TYPE</b>	Tree Preservation Order
	<b>SITE</b>	Land at St Thomas Church, Tangle, Andover, SP11 0SG
	<b>ORDER MADE</b>	4.10.2018
	<b>CASE OFFICER</b>	Rory Gogan

**Item withdrawn from Agenda**

---

8	<b>APPLICATION NO.</b>	19/00090/VARN
	<b>APPLICATION TYPE</b>	VARIATION OF CONDITIONS - NORTH
	<b>REGISTERED</b>	15.01.2019
	<b>APPLICANT</b>	Mr and Mrs Pearce
	<b>SITE</b>	Dingwall, Little Ann Road, Little Ann, SP11 7NW, <b>ABBOTTS ANN</b>
	<b>PROPOSAL</b>	Vary condition 4 (details of soft landscaping), condition 5 (landscape management plan), and condition 10 (approved plans) of 15/02912/FULLN to replace drawing P01 B with L201 and B201, P02 with P201, P10 C and P11 C with P202, and replace amended landscape plan with C.01 and five year management plan
	<b>AMENDMENTS</b>	
	<b>CASE OFFICER</b>	Mrs Mary Goodwin

**REFUSED for the reason:**

1. **The proposed variations to the approved plans for the design, siting, landscaping and landscape management of the development are considered to be unacceptable and harmful to the character and appearance of the site and wider conservation area, and therefore contrary to the provisions of Test Valley Borough Local Plan (2016) policies E1, E2 and E9, for the following reasons:**
  - a) **The proposed siting of a larger dwelling within a reduced plot at a more westerly and visually prominent position adjoining the bend in Little Ann Road, combined with its bulky design, mass and deep roof form, results in a development that would appear cramped, out of scale and unduly dominant in views within this part of the village, where neighbouring dwellings are typically set further back from the road edge. For this reason, the proposal fails to respond positively to the character and appearance of the Abbots Ann Conservation**

**Area (a designated heritage asset);**

**b) Inadequate space is to be retained between the west elevation of the dwelling and Little Ann Road in order to maintain the green character and landscape setting of this part of Abbots Ann Conservation Area or to ensure that appropriate meaningful tree planting of wider amenity value, can be established and maintained in the longer term to help the development integrate successfully within its setting and to provide replacement tree planting, following the grant of TPO consents in 2015 and 2018 to remove 4 mature trees on the western edge of the site;**

**c) The application fails to provide an assessment of the significance of the heritage assets within the immediate vicinity and the application does not demonstrate how the proposal has responded to their significance. The revised scheme would result in (less than substantial) harm to the significance of the conservation area (a designated heritage asset) and no public benefits are put forward within the application or are associated with the development, to outweigh this harm;**

**d) The submitted Landscape Management Plan fails to demonstrate that the existing trees and proposed additional soft landscaping will be adequately managed and maintained, in the short or longer term, in order to help the development to positively integrate into the local landscape character and conservation area.**

**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.**

---

<b>9</b>	<b>APPLICATION NO.</b>	18/02477/FULLN
	<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
	<b>REGISTERED</b>	25.09.2018
	<b>APPLICANT</b>	Mr and Mrs Wells
	<b>SITE</b>	Georgia Farm Buildings, Georgia Lane, Amport, SP11 8BN, <b>AMPORT</b>
	<b>PROPOSAL</b>	Removal of existing barn, and the erection of a detached dwelling and garage; with associated parking, turning, landscaping, private amenity space, and access arrangements.
	<b>AMENDMENTS</b>	Amended and additional tree information and plans received 15.02.2019
	<b>CASE OFFICER</b>	Mr Oliver Woolf

**PERMISSION subject to:**

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:  
180227-02 B  
180227-03 A  
180227-04  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No roof tiles, bricks or flint shall be attached to the exterior of the of the dwelling and garage hereby permitted until samples and details of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Samples and details of the flint shall include a sample panel with mortar. Development shall be carried out in accordance with the approved details.  
Reason: To enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan DPD.
4. The development hereby permitted shall not be occupied until full details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Hard and soft landscaping shall be carried out in accordance with the approved details before the end of the first planting season following occupation of the dwelling.  
Hard landscape details shall include: means of enclosure; hard surfacing materials and exterior lighting.  
Soft landscape details shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.  
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan DPD.
5. The development hereby permitted shall not be occupied until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. The landscaping shall be maintained in

**accordance with the approved schedule.**

**Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan DPD.**

- 6. Development shall proceed in accordance with the details shown on the tree protection plan, drawing number 1197-01 A dated Feb 19, and section 5 of the Arboricultural Impact Assessment prepared by SJ Stephens Associates (February 2019).**

**Tree protective measures shall be installed, maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barriers.**

**Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with policy E2 of the Test Valley Borough Revised Local Plan DPD.**

- 7. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barriers without the prior written agreement of the Local Planning Authority.**

**Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**

- 8. At least the first 6 metres of the re-opened access onto Georgia Lane measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material before first use of the access commencing and retained as such at all times.**

**Reason: In the interest of highway safety in accordance with policy T1 of the Test Valley Borough Revised Local Plan DPD.**

- 9. Any gates shall be set back at least 6 metres from the edge of the carriageway of the adjoining highway and the access shall be splayed at an angle of 45 degrees from this point to the edge of the highway.**

**Reason: In the interest of highway safety in accordance with policy T1 of the Test Valley Borough Revised Local Plan DPD.**

- 10. The development shall not be occupied until space has been laid out and provided for the parking of 2 bicycles and the parking and manoeuvring of 3 vehicles to enable them to enter and leave the site in a forward gear and this space shall thereafter be reserved for such purposes at all times.**

**Reason: In the interests of highway safety in accordance with policies T1 and T2 of the Test Valley Borough Revised Local Plan DPD.**

**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.**
  - 2. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**
  - 3. The various trees standing within this site are all protected by virtue of Tree Preservation Order (TPO.TVBC.1157). Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees. Tree damage may lead to the prosecution of those undertaking the work and those causing or permitting the work.**
-