

UPDATE PAPER

Northern Area Planning Committee

Date: Thursday 28th January 2021

Time: 5.30 p.m.

Venue: Being held virtually by Microsoft Teams. The Public can listen to the live stream here: <http://www.audiominutes.com/p/player/player.html?userid=tvbc>

Northern Area Planning Committee – 28th January 2021 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. **20/02957/FULLN (PERMISSION) 25.11.2020** **10 – 15**
SITE: 8-10 The Rendezvous, Union Street, Andover
ANDOVER TOWN (ST MARYS)

CASE OFFICER: Luke Benjamin

8. **20/01158/FULLN (PERMISSION) 02.06.2020** **16 - 46**
SITE: Land south of Doles Farm, North of Enham Alamein
TANGLEY

CASE OFFICER: Katie Nethersole

APPLICATION NO.	20/02957/FULLN
SITE	8-10 The Rendezvous, Union Street, Andover, SP10 1PA
COMMITTEE DATE	28 th January 2021
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1.0 CONSULTATIONS

- 1.1 An updated response from Andover Town Council was received on the 18.01.2021 seeking to amend their earlier comment set out in paragraph 6.1 of the officers report. They have advised that it should read:

Andover Parish Council – Objection

- Change of use is inappropriate
- It is not a material consideration, i.e. overlooking another property
- Concerned about lack of affordable community meeting facilities in Andover and St Mary's Ward

- 1.2 Officer Comment: The consideration given to the availability of other community meeting facilities in the Andover and St Mary's Ward is not a consideration required by policy COM14.

- 1.3 Condition 3 has been amended to provide further precision and clarity, and to remove the duplicated wording. The amended condition should read:

No additional fixed plant or machinery shall be installed at the site.

Reason: In the interests of the amenities of the area in accordance with Policies LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.

APPLICATION NO.	20/01158/FULLN
SITE	Land South of Doles Farm, North of Enham Alamein, TANGLEY
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1.0 **AMENDED DRAWINGS**

- 1.1 An amended access plan no. H618/01C, has now been provided by the applicant to show the correct proposed visibility splay from the site access of 120 metres. This drawing is appended to this Update paper.

2.0 **CONSULTATIONS**

- 2.1 Following submission of an updated access plan (H618/01C), a further consultation comment have been received from HCC Highways:

‘Thanks for sending me a copy of the access drawing H618-01C in relation to application 20/01158/FULLN. I can confirm that this is acceptable in highway terms.’

- 2.2 As this drawing has now been received and is considered acceptable, it is necessary to update conditions 2 and 5 accordingly. This is reflected in the updated Recommendation below.

3.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building that subject to the completion of a S106 legal agreement to secure the permissive footpath then 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 01480-0-A, 01480-01-A, unnumbered proposed new store dated 22nd February and unnumbered elevations plans dated 24th February, 21807-4100 V1, 21807-4200 and H618-01C.**
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate:**
 - proposed finished levels or contours;**
 - means of enclosure;**
 - other vehicle and pedestrian access and circulation areas;**

- hard surfacing materials;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.);

Soft landscape works 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.

The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

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 Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

4. Notwithstanding the details proposed within the application, the building shall be constructed in plastic coated metal sheets in RAL 095 5010 (dull olive) to the walls and cement sheets in RAL 060 5020 (mushroom brown) to the roof.

Reason: To ensure that the building blends into the surrounding landscape and accords with policy E1 and E2 of the Test Valley Borough Revised Local Plan 2016.

5. Prior to the development hereby approved being brought into use details of the proposed highway mitigation works shall be submitted in writing to the local planning authority for approval. These should include details of reflective carriageway edge marker posts, advanced give-way signs and slow markings. Once approved these details shall be fully implemented prior to the development being brought into use and thereafter retained in perpetuity.

The proposed new access and accompanying visibility splays as detailed on approved drawing H618/01 Rev C shall be provided in accordance with these details prior to the development hereby approved being brought into use. Once provided the new access and accompanying visibility splays shall be maintained in their approved form in perpetuity.

Reason: To ensure that the development can be accessed safely and efficiently in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.

6. Biodiversity enhancement measures as detailed in the submitted Planning Statement dated 28th May 2020 and Landscape and Visual Impact Assessment dated May 2020 shall be implemented prior to the development being brought into use and maintained in accordance with the submitted details.

Reason: To ensure that biodiversity is enhanced in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.

7. There shall be no external lighting installed on the site or the approved building.

Reason: To safeguard the amenities of the area in accordance with

Test Valley Borough Revised Local Plan 2016 policies E1, E8 and LHW4.

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. Reptiles receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Reptile habitat such as compost heaps and wood piles should be carefully cleared by hand during warmer months as if hibernating reptiles are disturbed they will die. Any reptiles revealed should be moved to adjacent retained rougher / boundary habitat or allowed to move off of their own accord. Where vegetation clearance is required during the active season (March to October), clearance should take place in stages down to ground level to encourage reptiles to leave the area of their own accord. The vegetation should then be kept short to prevent their return.**
- 3. A section 278 agreement will be required prior to constructing the access arrangements which may result in further design work being required to reflect the discussions held with Hampshire County Council and Departure from Standard.**

