

Minutes of the **Northern Area Planning Committee**
of the **Test Valley Borough Council**
held in Upper Guildhall, High Street, Andover
on Thursday 16 May 2019 at 5.30 pm

Attendance:

Councillor C Borg-Neal
(Chairman)

Councillor P Lashbrook
(Vice-Chairman)

Councillor I Andersen
Councillor T Burley
Councillor M Cooper
Councillor C Ecclestone

Councillor N Lodge
Councillor N Matthews
Councillor A Warnes

Apologies for absence were received from Councillors J Burnage, C Donnelly, C Thom and A Watts

12 **Public Participation**

In accordance with the Council's scheme of Public Participation, the following spoke on the applications indicated:

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10-19	18/01695/FULLN	Mr K Wigmore (Objector)

13 **Declarations of Interest**

Councillor Lashbrook declared a personal interest in application 18/02362/FULLN as he lives adjacent to the site. He made a statement and left the room.

14 **Minutes**

Resolved:

That the minutes of the meeting held on 18 April 2019 be confirmed and signed as a correct record.

15 **Schedule of Development Applications**

Resolved:

That the applications for development as set out below be determined as indicated.

16

18/01695/FULLN

APPLICATION NO.	18/01695/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	04.07.2018
APPLICANT	Mr Choudhry
SITE	1A Mylen Road and 61C Charlton Road ANDOVER TOWN (HARROWAY)
PROPOSAL	Retrospective application - revised extraction system layout for odour control, 2 wall mounted condensers and to amend the internal layout, ceiling grilles and external elevations
AMENDMENTS	Amended Commissioning and Operating Manual, Extraction System and Layout Plan – 31.08.2018 Amended Commissioning and Operating Manual, Extraction System and Layout Plan – 25.10.2018 Amended Application Form 09.11.2018 Amended Application Form 12.12.2018 Revised description 15.02.2019
CASE OFFICER	Mrs Samantha Owen

PERMISSION subject to:

- 1. The Odour Control System as shown on the layout plan 14.0164 REV E and the System Specification Sheet from Canopy UK received 25.10.2018 shall be retained whilst the permitted Class A5 use occupies the premises. No frying shall take place on the premises.
Reason: In the interests of the amenity of the occupiers of nearby properties and in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.**
- 2. The development hereby permitted shall not be carried except in complete accordance with details shown on the submitted plan; 14.0164 REV E.**

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of 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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18/02362/FULLN

APPLICATION NO. 18/02362/FULLN
APPLICATION TYPE FULL APPLICATION - NORTH
REGISTERED 06.09.2018
APPLICANT Mr Neville Prest, Rosebourne Garden Centre
SITE Rosebourne Garden Centre, Amesbury Road, Weyhill,
SP11 8ED, **AMPORT**
PROPOSAL Extension to plant sales area and car park
AMENDMENTS Additional information received:

- 29.10.2018
- 06.02.2019
- 04.04.2019

CASE OFFICER Miss Emma Jones

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: 2911-10-P08 C; 2911-20-50 Rev A.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development shall take place until a Written Scheme of Investigation (WSI) that sets out the methodology for an archaeological watching brief of the ground works associated with the construction of the proposed development, and in particular the proposed plant sales area, the car park extension and the access road to the car park extension, so that any archaeological remains encountered are recognised, characterised and recorded, has been submitted to and approved in writing by the Local Planning Authority. The WSI should also make provision for the public dissemination of any results. Development shall be carried out in accordance with the approved details.
Reason: Archaeological work is required prior to construction of the development in order to assess the extent, nature and date of any archaeological deposits that might be present, to assess the impact of the development upon these heritage assets, to mitigate the effect of the works associated with the development upon any heritage assets, and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with Test Valley Borough Revised Local Plan 2016 policy E9.

- 4. Notwithstanding the details submitted, the development hereby permitted shall not be occupied or brought into use until full details of the soft landscape works within the site have been submitted to and approved in writing by the Local Planning Authority. The details of the 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. Details shall also include a landscape implementation programme and a management plan for a minimum period of 5 years. The soft landscape works shall be implemented and managed in accordance with the approved details.**

Reason: To ensure that landscaping and landscape features enable the development to positively integrate into the landscape character of the area and to ensure that arrangements for the long term management and maintenance of proposed landscaping have been made in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.
- 5. No external lighting shall be installed at the site until full details of such lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details and shall be switched off within one hour of the premises closing to the public, and shall not be switched on any earlier than one hour prior to the premises opening to the public. No further lighting shall be installed at the site.**

Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan 2016 Policies E2 and E8.
- 6. The development hereby permitted shall be carried out in accordance with the measures set out in sections; "Precautionary Methods of Working With Respect to Reptiles"; "Ecological Enhancement"; and "Long Term Management Strategy for Biodiversity" of the submitted SLR Update Ecological Walkover (2018) document.**

Reason: To conserve, restore and enhance biodiversity in accordance with Test Valley Borough Revised Local Plan 2016 Policy E5.
- 7. The car park extension hereby permitted shall be brought into use at the same time as the plant sales area hereby permitted, and neither element shall be implemented separately from the other. The car parking spaces shall be laid out in accordance with the approved plans and following their first use shall thereafter be reserved for such purposes at all times.**

Reason: To ensure that there is an essential need for the development in this countryside location and in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2 and T1.

- 8. The extended plant sales area hereby permitted shall only be used for the sale of plants or non-plant goods limited to those listed on the submitted "Proposed Expansion of Merchandising in the Open Sales Area" document (received 29.10.2018).
Reason: To protect the vitality and viability of the town centre in accordance with Policy LE11 of the Test Valley Borough Revised Local Plan 2016.**
- 9. The development hereby permitted shall not open to customers except between the following times; 09:00 and 18:00 hours Monday to Saturday, and between 10:00 and 16:00 hours on Sundays and bank and public holidays.
Reason: In the interest of the local amenities and the character of the area in accordance with Policies E8 and E2 of the Test Valley Borough Revised Local Plan 2016.**
- 10. No deliveries shall be taken to or dispatched from the site except between the hours of 08:00 to 18:00 hours Monday to Saturday, and between the hours of 09:00 to 16:00 hours on Sundays and bank and public holidays.
Reason: To protect the amenities of residents in the vicinity in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.**
- 11. No goods, plant or material shall be deposited or stored in the open (or displayed for sale in the open) on the site (other than within the areas expressly authorised by this permission).
Reason: In order to protect the amenities of the area in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.**

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.**

(The meeting terminated at 6.00 pm)