

Notice of Meeting

Northern Area Planning Committee

Date: Thursday 22 August 2019

Time: 5.30 pm

Venue: Conference Room 1, Beech Hurst, Weyhill Road, Andover,
Hampshire, SP10 3AJ

For further information or enquiries please contact:

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Legal and Democratic Service

Test Valley Borough Council,
Beech Hurst, Weyhill Road,
Andover, Hampshire,
SP10 3AJ

www.testvalley.gov.uk

The recommendations contained in the Agenda are made by the Officer and these recommendations may or may not be accepted by the Committee.

PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Membership of Northern Area Planning Committee

MEMBER

WARD

Councillor C Borg-Neal (Chairman)	Andover Harroway;
Councillor P Lashbrook (Vice-Chairman)	Bellinger;
Councillor I Andersen	Andover St Mary's;
Councillor Z Brooks	Andover Millway;
Councillor T Burley	Andover Harroway;
Councillor C Donnelly	Andover Downlands;
Councillor C Ecclestone	Andover Millway;
Councillor V Harber	Andover St Mary's;
Councillor L Lashbrook	Charlton & the Pentons;
Councillor N Lodge	Andover Downlands;
Councillor N Matthews	Andover Romans;
Councillor R Rowles	Andover Winton;
Councillor A Watts	Andover Millway;

Northern Area Planning Committee

Thursday 22 August 2019

AGENDA

**The order of these items may change as a result of members
of the public wishing to speak**

- 1 Apologies**
- 2 Public Participation**
- 3 Declarations of Interest**
- 4 Urgent Items**
- 5 Minutes of the meeting held on 11 July 2019**
- 6 Information Notes 4 - 9**
- 7 19/01263/FULLN - 17/05/2019 10 - 23**

(OFFICER RECOMMENDATION: PERMISSION

**SITE: Town Mill Car Park And Environs, Bridge Street,
Andover, **ANDOVER TOWN (ST MARY'S)****

CASE OFFICER: Katie Nethersole

ITEM 6

TEST VALLEY BOROUGH COUNCIL NORTHERN AREA PLANNING COMMITTEE INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Consideration

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications (excluding notifications) where a Member requests in writing, with reasons and within the stipulated time span, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own developments except for the approval of minor developments.
- To determine applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

Public Speaking at the Meeting

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

Content of Officer's Report

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

Status of Officer's Recommendations and Committee's Decisions

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

Conditions and Reasons for Refusal

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

Decisions subject to Completion of a Planning Obligation

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

Deferred Applications

Applications may not be decided at the meeting for a number of reasons as follows:

- * The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.
- * Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- * The Committee may resolve to seek additional information or amendments.
- * The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.

Visual Display of Plans and Photographs

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

Human Rights

The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- * Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- * Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

Natural Environment and Rural Communities Act 2006 (NERC)

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "*every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

Other Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016), and 'made' Neighbourhood Plans. Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 19th February 2019 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2018. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

APPLICATION NO.	19/01263/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	17.05.2019
APPLICANT	Test Valley Borough Council - Mrs L Batson
SITE	Town Mill Car Park And Environs, Bridge Street, Andover, ANDOVER TOWN (ST MARY'S)
PROPOSAL	Construction of vehicular access to Town Mills car park from Western Avenue, stopping up of Town Mill Road to create riverside linear park incorporating footway, cycle way, seating and boardwalk, repaving, and adjustments to car park layout
AMENDMENTS	
CASE OFFICER	Katie Nethersole
	Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee as the applicant is Test Valley Borough Council.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located within Andover town centre and also within the Andover Conservation Area. It encompasses the southern end of Town Mill Road and Town Mill car park as well as Town Mill Public House and the land to the rear. Town Mill PH is a Grade II listed building. Adjacent to Town Mill Road is the River Anton which is served by a footpath and on the other side is the Methodist Church. Currently, Town Mill Road is available from Bridge Street for both pedestrians and vehicles and provides access to the public car park. To the western end of the site is Western Avenue.

3.0 PROPOSAL

- 3.1 It is proposed to close vehicular access from Bridge Street into Town Mill Road and create a new access from Western Avenue to the existing car park and businesses. The southern end of Town Mill Road would become traffic free with a new footway, cycle way and riverside boardwalk. The area will be soft and hard landscaped to create a public park and to make better use of the land and to ensure that the river is made more of a feature within the town. As part of the proposal the existing car park would be altered in its layout. There would be a new shared cycle path and footpath from Western Avenue into the proposed.

4.0 HISTORY

- 4.1 None relevant.

5.0 **CONSULTATIONS**

5.1 **Landscape** – No objection.

The proposals would result in an enhancement to the immediate and wider townscape of Andover. It would regenerate the Town Mill area and provide a softer, greener and more user friendly space for the general public.

5.2 **Environment Agency** – No objection.

The proposed works are acceptable in flood risk terms as it is unlikely to increase flood risk.

5.3 **Design and Conservation** – No objection.

The proposed development would improve the character of the area around Town Mills and the proposed park would be an attractive addition to the town. It would also enhance the setting of the listed building and the appearance of the Conservation Area and would meet the requirements of policy E9.

5.4 **Trees** – No objection.

The trees within the site are all protected by virtue of being within the Andover Conservation Area. It is proposed to remove some of the existing trees however this would be compensated by replacement tree planting.

5.5 **Ecology** – No objection.

There would be no impact on protected species and the proposal would result in a net gain in biodiversity.

5.6 **Highways** – No objection.

The proposal would not adversely impact on highway safety or traffic flows.

6.0 **REPRESENTATIONS** Expired 04.07.2019

6.1 No letters of representation received.

6.2 **Andover Town Council** – Objection.

Concerns raised about safety of proposed cycle path, access from Western Avenue, flow of traffic and availability of disabled car parking.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Area

E5: Biodiversity

E7: Water Management

E8: Pollution

E9: Heritage

T1: Managing Movement

T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

Cycle Network and Network

Andover Town Access Plan

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of Development
- Impact on the Character and Appearance of the Area
- Biodiversity
- Water Management
- Highway Safety and Parking
- Other matters

8.2 **Principle of Development**

The application site is within the settlement boundary of Andover and therefore having regard to policy COM2 development and redevelopment will be permitted provided that it is appropriate to the other policies of the Revised Local Plan.

8.3 **Impact on the Character and Appearance of the Area**

The site is located within the Andover Conservation Area and includes Town Mills public house and Town Mill House both of which are Grade II listed buildings. Town Mill Road is currently used both by vehicles and pedestrians and provides access to the public car park at the northern end of the site. The existing footpath adjacent to the River Anton provides access from Bridge Street through to Waterloo Court and the High Street beyond.

8.4 This is a town centre location which is characterised by a mix of buildings and open space and is used both by vehicles and pedestrians. There is existing landscaping which will largely be retained, however there would be some trees lost to proposed scheme. However the scheme would include some replacement trees.

8.5 Policy E1 of the RLP seeks to ensure that development is of high quality in terms of design and local distinctiveness. Development should integrate, respect and complement the character of the area in terms of its layout, appearance, scale and materials. It should be laid out to provide connectivity between spaces and make efficient use of land. Part of the aim of the proposal is to create a more useable public space to make efficient use of the land. It would improve the connectivity between Bridge Street and the northern part of the High Street and the Chantry Centre. The proposal would include improvements to the character and appearance of the area by creating a fully pedestrianised route through to Town Mills that would be a more attractive space for the public. It would also provide a link through to the park area to the north of the site.

- 8.6 The proposals would include new hard and soft landscaping to provide a more attractive environment to this part of Andover town centre. There would be a new footpath from Bridge Street to the Town Mills PH with new benches positioned alongside the river and also a new boardwalk area to provide better access to the river. This footpath would connect up with a shared footway to link up Town Mill Road and Western Avenue.
- 8.7 Policy E2 of the RLP sets out that development should protect, conserve and enhance the landscape character of the area. It is considered that the proposal would result in an enhancement of the landscape through the closure of Town Mills Road to vehicles and the additional landscaping. There would be additional green spaces and opportunities for new planting to add to the existing. Whilst the development would result in the loss of three existing trees there would be additional tree planting provided along Town Mill Road.
- 8.8 As the site is located within Andover Conservation Area and adjacent to listed buildings it is important to consider the potential impact on these heritage assets. Policy E9 of the RLP allows for development affecting heritage assets provided that it would make a positive contribution to sustaining or enhancing the significance of the heritage asset.
- 8.9 In heritage terms one of the more important areas within the site is the forecourt immediately to the front of Town Mill. Historically this would have been an open area and would have allowed for deliveries. At present the existing hardstanding reflects this however it is not considered to be attractive. It is proposed to remove the car parking spaces to the front of the building which would allow for better views of the building, and would result in the replacement of the existing tarmac for paving which would be more sympathetic to the character and appearance of the building. To the north of Town Mill the change would be minimal including the replacement of benches and new paved areas which would improve the overall look of the area.
- 8.10 It is considered that the proposed development would result in an improvement to the character of the area around Town Mills and the additional park to the north would be an attractive addition. The development would enhance the setting of the listed building and the appearance of the conservation area and would therefore accord with the requirements of policy E9.
- 8.11 The development is therefore in accordance with policies E1, E2 and E9 as it would integrate, respect and complement the character of the area, would result in an enhancement to the landscape character and would enhance the character and appearance of the listed buildings and conservation area.
- 8.12 **Biodiversity**
Policy E5 of the RLP requires development to conserve and where possible restore and enhance biodiversity. If development would result in the loss or harm to habitats or species of importance then the benefits of development should outweigh the impact and suitable mitigation measures should be proposed.

8.13 The development would result in the loss of three trees and these are considered unlikely to present any bat roost opportunity. There is existing high pressure on this section of the river bank from public access and the creation of a boardwalk would formalise this impact, however it would not increase the level of public activity and will allow it to be more concentrated and controlled. The presence of hardstanding along this section of the river allows full and unimpeded access to the river bank. The creation of a path with grass between the path and the river would naturally focus the public's direction towards the boardwalk rather than the current free access that exists to all of the riverbank. With the removal of highway elements and greening up of the area there would be a neutral to slight net biodiversity benefit overall along this section of the river. The removal of hardstanding would remove the potential for impacts to the river from runoff from the road.

8.14 It is considered that the proposed development would result in an overall net gain in biodiversity. The area is currently mostly hardstanding and the proposal would remove much of this hardstanding and replace it with grass. There would be a total net increase of 700 square metres of new grassed areas and the planting of new trees where there is currently hardstanding. This new tree planting would mitigate the loss of trees and provide a net gain in biodiversity along the riverbank. The proposed development is therefore not considered to impact on any protected species and would result in a net gain in biodiversity, in accordance with policy E5.

8.15 **Water Management**

As the development includes improvements and alterations to the footway adjacent to the river there is potential to impact on this water course. Policy E7 of the RLP permits development provided that it does not result in an increase to flood risk. The Environment Agency has reviewed the application and confirmed that the enhancement works proposed would be acceptable in flood risk terms as it is unlikely to increase flood risk. There is no change in the usage proposed and as a result there would be no change in its vulnerability class. The proposed development is therefore considered to be in accordance with policy E7.

8.16 **Highway Safety and Parking**

The proposed development includes the stopping up of Town Mill Road to vehicular traffic and creating a new access from Western Avenue to provide vehicular access to the public car park. The new access from Western Avenue would also include a new shared footway for pedestrians and cyclists to provide improved access.

8.17 Policy T1 of the RLP permits development provided that it is connected to existing and proposed pedestrian and cycle links. It should also seek to minimise the impact on the highway and the layout and access is safe, attractive and accessible for all users. Development should not have an adverse impact on the function, safety and character of the local highway network. The proposed new access from Western Avenue is considered to be acceptable in highway safety terms and would not have an adverse impact on the function and safety of the highway network.

It is considered that the blocking off of Town Mill Road to vehicles would improve the safety and appearance of the character of the area. It would provide improved pedestrian access that would be safe and accessible to users of the footpath.

- 8.18 As a result of the development, vehicular traffic on Bridge Street would be reduced and the pedestrian flow along this road would be improved.
- 8.19 There would be alterations made to the layout of the existing public car park and there would be a small loss in the number of car parking spaces, however the number of disabled car parking spaces would remain the same. Currently there are 59 car parking spaces with 6 disabled car parking spaces. It is proposed to reduce this to 36 parking spaces, 6 disabled car parking spaces and 6 permit holder parking spaces to serve the nearby businesses. Due to the provision of public car parks within Andover it is not considered that the proposed loss of spaces would impact on the availability of parking within the town centre.
- 8.20 The proposals have been assessed by a Road Safety Audit undertaken by Hampshire County Council and it has concluded that the alterations proposed would not cause any concern with respect to traffic flow or highway safety.
- 8.21 The proposed layout allows for 5 light vehicles to stack in the area of the car park prior to the access onto Western Avenue to allow for waiting vehicles whilst parking manoeuvres are carried out. From the information provided it is unclear if delivery vehicles are likely to impact on peak demand for parking spaces and whether this would impact on the potential for queuing vehicles. It is considered that this is a low risk however it is suggested that a condition is included to request the submission of a car park management plan to monitor the operation of the car park. Therefore condition 6 has been recommended in this respect.
- 8.22 **Other matters**
There are a number of aspects that form the proposed development, all of which have been included to retain transparency. A large proportion of the proposed works can be carried out without the need for planning permission by the Highways Authority and this includes the following: closing off of road to vehicular traffic, new vehicular access, alterations to the car parking layout, new signage, resurfacing, new shared pedestrian/cycle path, installation of lighting columns, installation of benches, new bins, installation of cycle stands, installation of bollards. Some of the works are not considered to be development such as the planting of new trees and new grassed areas. The installation of boundary treatment is considered to be permitted development that does not require consent. The installation of a new boardwalk would require planning permission.
- 9.0 **CONCLUSION**
- 9.1 In conclusion it is considered that the proposed development would result in an enhancement to the character and appearance of the area in accordance with policies E1 and E2. Whilst it is noted that there would be a loss of existing trees this would be mitigated by replacements and new tree planting.

It is considered that the proposed development would not have an adverse impact on the character or appearance of the heritage assets in accordance with policy E9. The alterations to the access and car park is not considered to result in an adverse impact on highway safety or traffic flow in accordance with policies T1 and T2 of the RLP. The proposal is therefore recommended for approval.

10.0 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 plans, numbers H.01.01.206/11 C, DR-CH-000003 C03, H.01.01.206/33, P02.1, H.01.01.206/11 A, 01 TOWN MILL LANDSCAPE 2019, 19139-BT1**
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Tree Consultancy Arboricultural Assessment and Method Statement reference 19139-AA-AN dated 10th May 2019, except as revised in order to ensure retention and protection of tree T13.**
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
4. **Prior to the commencement of development full details of hard and soft landscape works shall be submitted and approved in writing by the Local Planning Authority. Details shall include-where appropriate:**
 - **means of enclosure;**
 - **car parking layouts;**
 - **other vehicle and pedestrian access and circulation areas;**
 - **hard surfacing materials;**
 - **minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);**
 - **details of boardwalk****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.**
 - **Tree pit details for all new trees****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.

- 5. Prior to the commencement of development a schedule of landscape implementation and maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out 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 Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

- 6. Prior to commencement of development a detailed strategy for ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in accordance with the agreed timescale.**

Reason: To ensure the protection and enhancement of biodiversity in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.

- 7. Prior to commencement of development a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall be fully implemented and adhered to in accordance with the agreed details.**

Reason: To ensure the protection and enhancement of biodiversity in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.

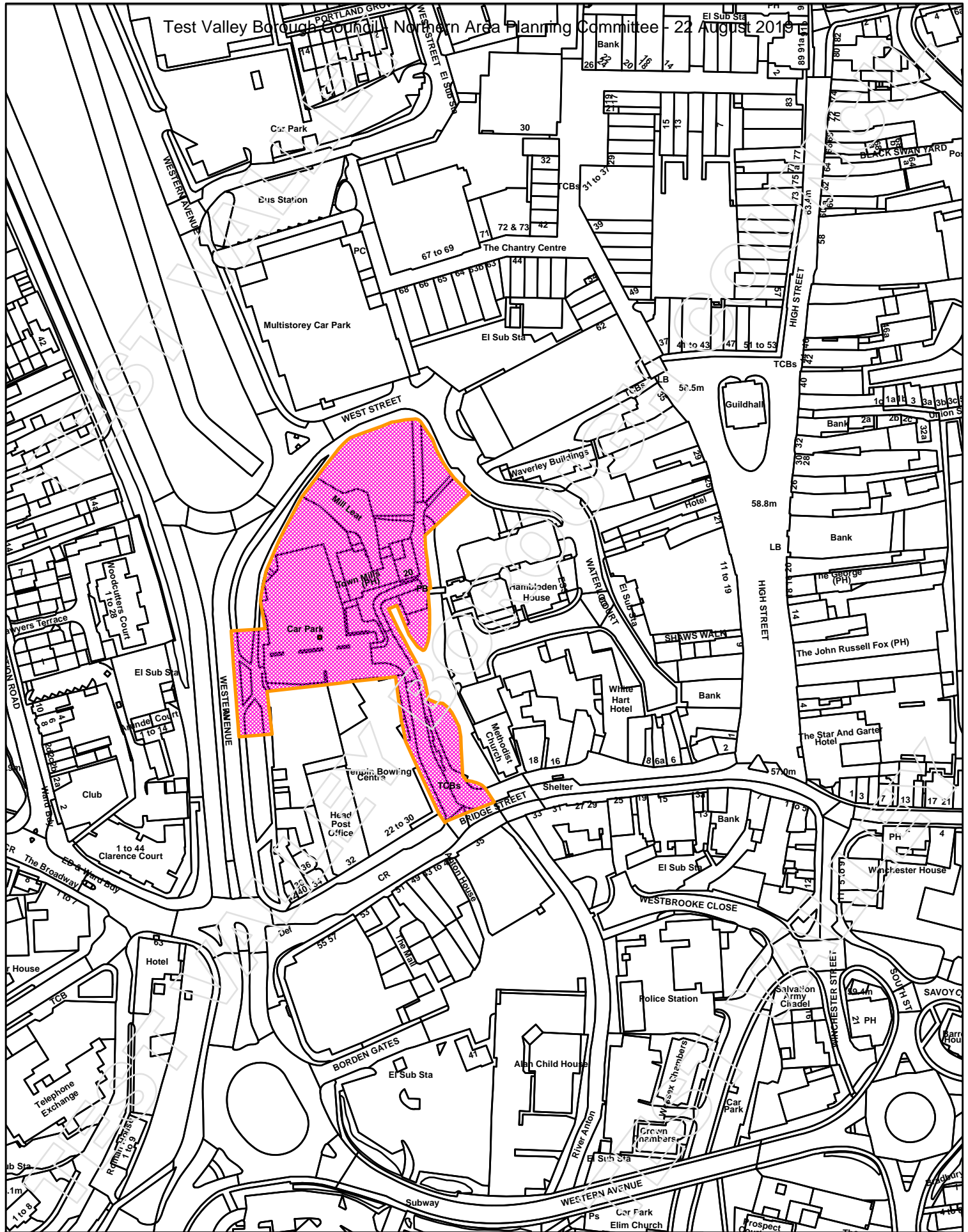
- 8. The development hereby approved shall be carried out in accordance with the recommendation as set out in Section 5 of the submitted reference 19.0346 dated May 2019.**

Reason: To ensure the protection and enhancement of biodiversity in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.

Notes to applicant:

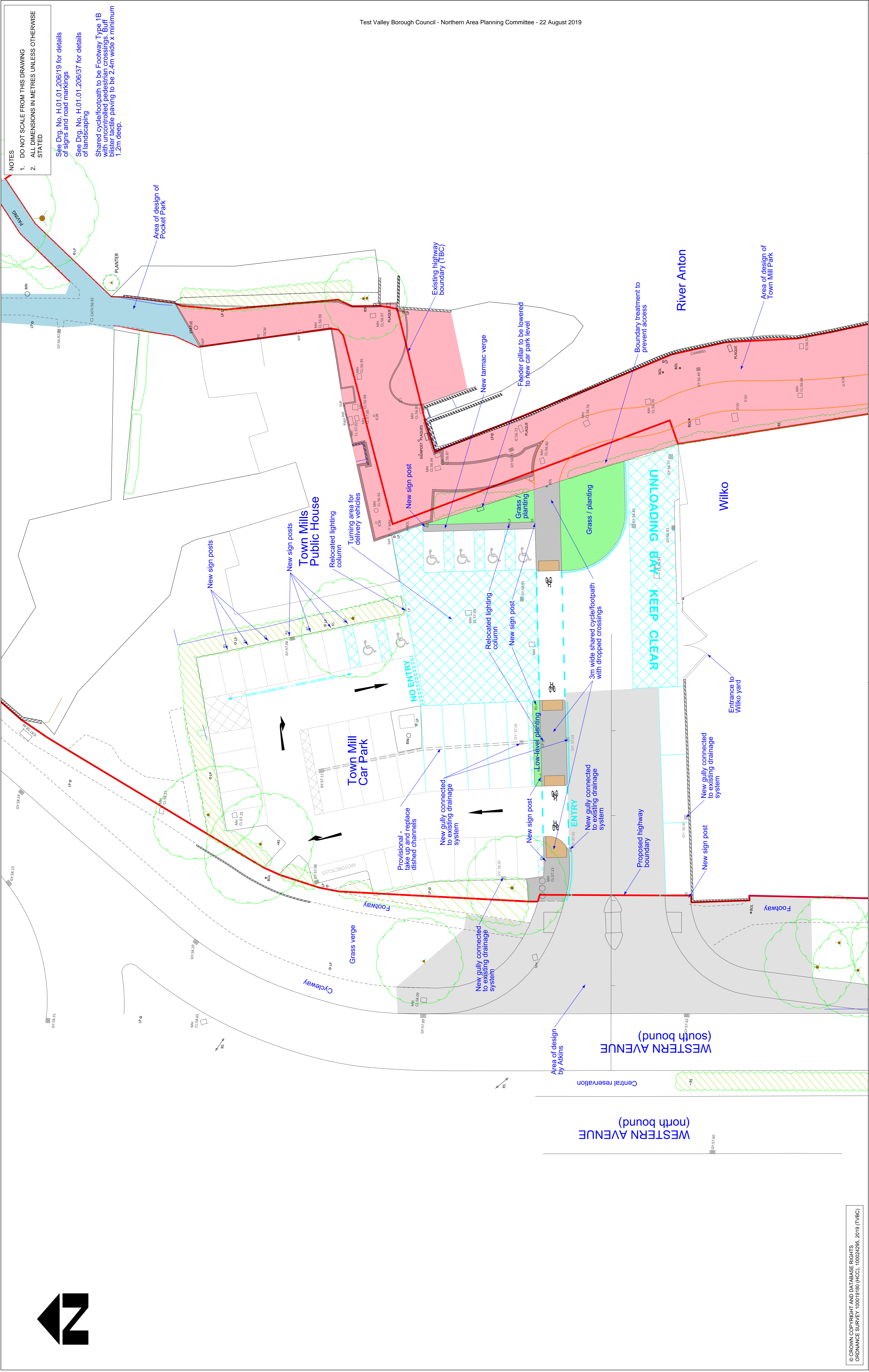
- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

2. **The applicant might have to apply for a flood risk activity permit (FRAP). Please contact the Partnership and Strategic Overview team under psohiow@environment-agency.gov.uk for more information and general advice. There is also advice and guidance available online on the following website:**
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>
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Siteplan





NOTES
 1. DO NOT SCALE FROM THIS DRAWING
 2. ALL DIMENSIONS IN METRES UNLESS OTHERWISE STATED

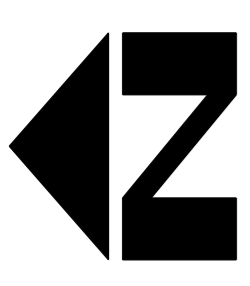
See Drg. No. H.01.01.206/19 for details of signs and road markings
 See Drg. No. H.01.01.206/37 for details of landscaping
 Shared cycle/footpath to be Footway Type 1B with uncontrolled pedestrian crossings. Buffer blister tactile paving to be 2.4m wide x minimum 1.2m deep.

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REV	DATE	CAD	CHKD	APPD	AMENDMENTS
C	24/08/19	JT	JT	JT	Final markings and notes amended. Sign posts and new gully added.
B	28/05/19	SN	SN	SN	Lighting column removed and notes amended.
A	08/04/19	JT	JT	JT	Title block changed. Layout and notes amended.

DESIGNER	CHECKED	APPROVED	JOB No.	SCALE @ A1	DATE	SHEET NUMBER	DRAWING NUMBER
L. Bateman	RD		19/008/17	1:200	16/06/17		H.01.01.206/11

CLIENT	CONSULTANT	SCHEME	DRAWING TITLE
HAMPSHIRE COUNTY COUNCIL ECONOMY, TRANSPORT AND ENVIRONMENT DEPARTMENT STRATEGIC TRANSPORT	Test Valley Borough Council	Town Mill Enhancement	Proposed layout Town Mill Car Park





- Retain artwork mayfly's
- Clear vegetation and add new traditional park edge of railing and hedging to limited height to keep open views.
- Resurface and widen path to match riverside to create a visual theme
- Circular seating areas to create a visual theme
- Simply Health land to appear as park extension and extend 'green' character
- Replace railings alongside river to match park
- Potential new link footpath
- Town Mill Yard
- Potential extended pub garden seating
- Vegetation clearance on island
- Maximum open grassed space adjacent river
- New trees planted, root barriers where necessary
- Circular seating areas to create a visual theme



●All dimensions in metres unless otherwise stated.

Drawing issue status

PLANNING

Rev	Description	Date
-	Presented to D Forum Planning Issue	08.04.19 16.05.19

- Potential for a 'boardwalk' section alongside river
- Tree planting alongside river



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Proposals
Pedestrian Improvement Town Mills Park & Riverside, Andover

01 Town Mill Landscape 2019 13.03.dwg

1:250	Name	Date
A1	LW	16.05.19

NOTES

- FOR PLANNING PURPOSES ONLY.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
- LIMITS OF WORK ARE APPROXIMATE AND ARE TO BE AGREED ON SITE WITH THE OVERSEEING ORGANIZATION.
- HEALTH AND SAFETY: THE CONTRACTOR SHALL BE AWARE OF ALL STATUTORY UNDERTAKERS PLANT THAT MAY BE LOCATED WITH IN THE SITE.
- ALL ROAD MARKING TYPES/COLORS AND DIMENSIONS SHALL BE IN ACCORDANCE WITH TSRGD 2016.
- FOR SETTING OUT DETAILS REFER DRAWING NO. HCCSPCO-ATK-HGN-C379-DR-CH-000004.
- FOR KERBS AND FOOTWAYS DETAILS REFER DRAWING NO. HCCSPCO-ATK-HKF-C379-DR-CH-000001.
- DEPTH OF UTILITIES NOT KNOWN. AFTER GPR SURVEY REPORTS REDESIGN MAY BE REQUIRED.

Test Valley Borough Council - Northern Area Planning Committee - 22 August 2019

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following significant residual risks (Reference shall also be made to the design hazard log).

Construction
Live traffic
Live utilities, Presence of soil contamination, asbestos, Hazardous tar and breaking of concrete not known.
Maintenance / Cleaning
None

Use
None
Decommissioning / Demolition
None

Rev	Drawn / Des	Checked	Approved	Date
C01	SA	LL	MR	01/04/19
First Issue				
P02.1				
SPLITTER MODIFIED AS PER RSA COMMENTS				

WORK IN PROGRESS
S0

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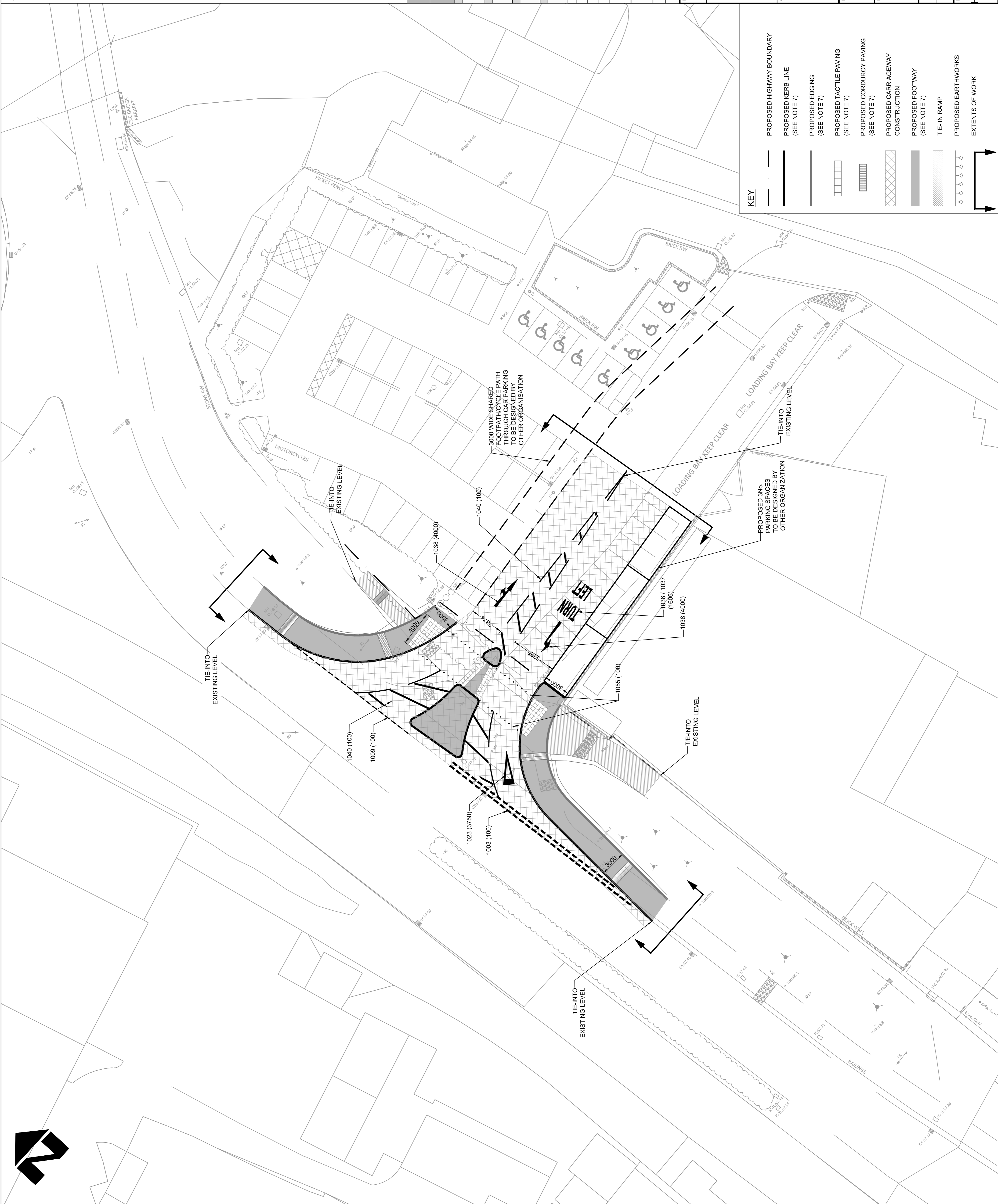
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Client: Hampshire County Council

Hampshire County Council
STUART WARREN BSc (Hons) FCIPT, MPhil, Director of Economy, Transport & Environment

Town Mills
Detailed Design

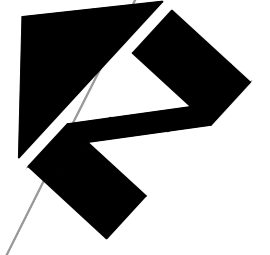
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Original Size: A1
Drawing Number: HCCSPCO-ATK-HGN-C379-DR-CH-000002

Project: HCCSPCO-ATK-HGN-C379
Volume: 5186572
Revision: P02.1



KEY

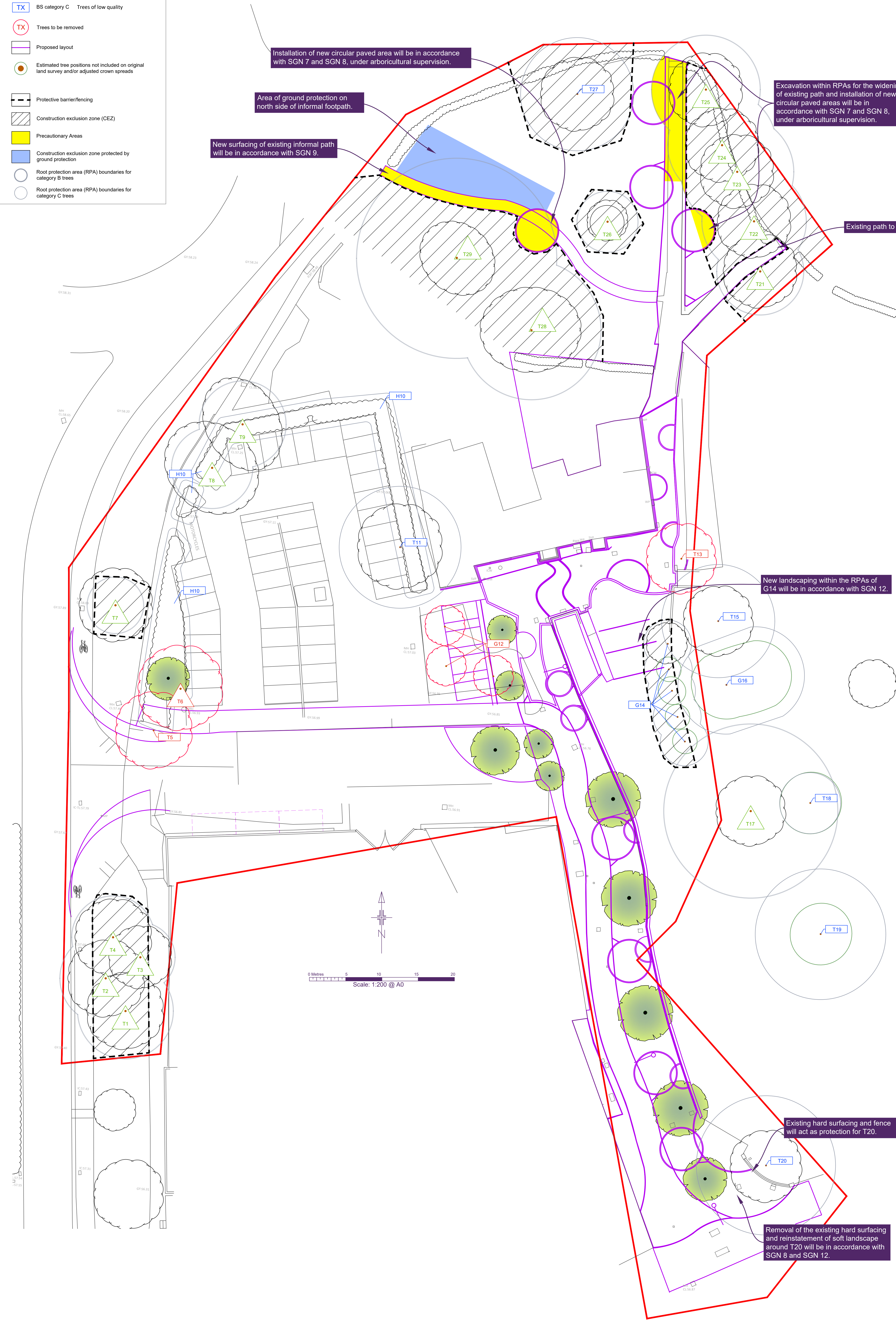
- PROPOSED HIGHWAY BOUNDARY
- PROPOSED KERB LINE (SEE NOTE 7)
- PROPOSED EDGING (SEE NOTE 7)
- PROPOSED TACTILE PAVING (SEE NOTE 7)
- PROPOSED CORROUY PAVING (SEE NOTE 7)
- PROPOSED CARRIAGEWAY CONSTRUCTION
- PROPOSED FOOTWAY (SEE NOTE 7)
- TIE-IN RAMP
- PROPOSED EARTHWORKS
- EXTENTS OF WORK





Permission is granted to scale from this drawing for Local Authority Planning Approval purposes relating to tree protection measures only. Where applicable this drawing is to be read in conjunction with the arboricultural report. This drawing is the copyright of Barrell Tree Consultancy 2019. ©
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- BS category B Trees of moderate quality
- BS category C Trees of low quality
- Trees to be removed
- Proposed layout
- Estimated tree positions not included on original land survey and/or adjusted crown spreads
- Protective barrier/fencing
- Construction exclusion zone (CEZ)
- Precautinary Areas
- Construction exclusion zone protected by ground protection
- Root protection area (RPA) boundaries for category B trees
- Root protection area (RPA) boundaries for category C trees



Tree schedule				
Tree No	Species	Category	RPA Radius	Tree Works
All retained trees & hedges				
T1	Norway maple	B	6.6	-
T2	Norway maple	B	6.3	-
T3	Norway maple	B	4.8	-
T4	Norway maple	B	5.7	-
T5	Silver maple	C	5.1	Fell for development
T6	Silver maple	B	6.0	Fell for development
T7	Birch	B	3.9	-
T8	Box elder	B	5.6	-
T9	Box elder	B	6.0	-
H10	Mixed deciduous and evergreen	C	1.5	-
T11	Sycamore	C	8.4	-
G12	Maple	C	3.0	Fell for development
T13	Sycamore	C	8.1	Fell for development
G14	Ash	C	3.3	-
T15	Yew	C	7.8	-
G16	Hazel, ash, sycamore	C	3.6	-
T17	Sycamore	B	12.0	-
T18	Hazel	C	4.2	-
T19	Ash	C	9.0	-
T20	Beech	C	9.6	-
T21	Sycamore	B	6.0	-
T22	Silver maple	B	7.2	-
T23	Silver maple	B	7.8	-
T24	Sycamore	B	7.5	-
T25	Pear	B	7.5	-
T26	Whitebeam	B	4.2	-
T27	Willow	C	7.8	-
T28	Willow	B	9.6	-
T29	Willow	B	13.8	-

Indicative locations for new tree planting to increase net canopy cover and enhance the local and wider landscapes.

SGN 7 Excavating in RPAs

Always:

- use the tree consultant to supervise work in RPAs
- use hand tools to dig in RPAs
- protect exposed roots from sunlight and drying out



SGN 8 Removing surfacing and structures in RPAs

Always:

- have a pre-commencement meeting with the tree consultant before development starts
- use the tree consultant to supervise work in RPAs
- minimise damage to roots and disturbance to soil in RPAs



SGN 9 Installing/upgrading surfacing in RPAs

Always:

- use the tree consultant to supervise work in RPAs
- minimise damage to roots and disturbance to soil in RPAs
- minimise excavation when installing or upgrading surfacing in RPAs



SGN 12 Landscaping in RPAs

Always:

- use the tree consultant to supervise work in RPAs
- avoid raising ground levels within 1m of the trunks of retained trees



How to use plan

More detailed guidance on each Site Guidance Note (SGN) can be found in a printed hard copy compilation of all the SGNs, issued to the Site Manager at the pre-commencement site meeting. (Note: This should be retained on site throughout the duration of works). Additionally, an electronic pdf compilation of all the SGNs, was submitted with this drawing to the local planning authority and the client. Alternatively, a pdf of each SGN can be downloaded by:

- clicking the image links in the electronic pdf version of this plan;
- holding a mobile phone QR (Quick Response) code reader over the QR code in the paper version of this plan; or,
- visiting our website at <https://www.barrelltreecare.co.uk/resources/technical-guidance>