

Minutes of the **Northern Area Planning Committee**
of the **Test Valley Borough Council**
held in held via MS Teams
on 18 February 2021 at 5.30 pm

Attendance:

Councillor C Borg-Neal (Chairman) **Councillor T Burley (Vice-Chairman)**

Councillor I Andersen
Councillor Z Brooks
Councillor D Coole
Councillor C Donnelly
Councillor C Ecclestone
Councillor V Harber

Councillor L Lashbrook
Councillor P Lashbrook
Councillor N Lodge
Councillor N Matthews
Councillor R Rowles

Also in attendance

Councillor N Adams-King

Councillor M Flood

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Public Participation

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10 - 40	19/02236/FULLN	Mr Jellard (Objector) Mr Appleby (Applicant's Agent)

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Declarations of Interest

Councillor Brooks wished it to be noted that she lived close to the site on application 19/02236/FULLN, but that it did not constitute an interest. She remained in the meeting and spoke and voted thereon.

Councillor Matthews declared a personal interest in application 19/02236/FULLN because of his acquaintance with an objector. He remained in the meeting, but did not vote thereon.

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Minutes

Resolved:

That the minutes of the meeting held on 28 January 2021 be confirmed and signed as a correct record.

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19/02236/FULLN

APPLICATION NO.	19/02236/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	17.09.2019
APPLICANT	Mr J R Brown
SITE	23 The Avenue, Andover, Hampshire, SP10 3EW, ANDOVER TOWN (MILLWAY)
PROPOSAL	Erection of dwelling and carport and reconstruction of double garage to single garage with parking and access via Ambleside onto Eversfield Close
AMENDMENTS	Please see section 3.4 of Committee report and Update Paper dated 18.02.2021
CASE OFFICER	Fay Eames

Following a Viewing Panel and careful consideration of the Officer report and recommendations, Members of the Committee resolved to REFUSE permission for the following reasons:

1. The proposed development would due to its cramped plot size, limited opportunities for landscaping, backland location, unsympathetic design and overall intensity of development result in a harmful form of development that would be incompatible with the character of this part of the Andover Residential Area of Special Character. As such the proposal would conflict with policies E1, E2 and E4 of the Test Valley Borough Revised Local Plan 2016 and the Residential Areas of Special Character Supplementary Planning Document 2019
2. Due to the size, siting and form of the proposed dwelling, the proposal would form a visually dominant, overbearing feature which would unreasonably harm the outlook of neighbouring residents at Nos. 21, 23 and 25 The Avenue; Ambleside and those at Nos. 27 and 29 Croye Close. As such the proposal would fail to provide for the amenity of neighbouring properties and would thereby conflict with policy LHW4 of the Test Valley Borough Revised Borough Local Plan 2016
3. The application has failed to secure a satisfactory scheme of Nutrient Neutrality mitigation through the prior completion of a S106 agreement. As such, it cannot be concluded that the proposal will not result in a likely harmful significant effect on the internationally designated nature conservation sites in the Solent,

contrary to the requirements of the Conservation of Habitats and Species Regulations and as advised within guidance from Natural England. As such, the proposal conflicts with policies E5 and E8 of the Test Valley Borough Revised Local Plan 2016.

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20/02653/VARN

APPLICATION NO.	20/02653/VARN
APPLICATION TYPE	VARIATION OF CONDITIONS - NORTH
REGISTERED	28.10.2020
APPLICANT	Mr and Mrs D Edmunds
SITE	Georgia Farm Buildings, Georgia Lane, Amport, SP11 8BN, AMPORT
PROPOSAL	Variation of condition 02 (approved plans) and 06 (tree protection) of 18/02477/FULLN (Removal of existing barn, and the erection of a detached dwelling and garage; with associated parking, turning, landscaping, private amenity space, and access arrangements) to allow substitution of drawings 180227-02 Rev B (Site Plan), 180227-03 A (Design Scheme), 180227-04 (Garage) and 1197-01 Rev A (Tree Protection Plan)
AMENDMENTS	Tree Protection Plan MB200914-01-01 A, submitted 18.12.2020 Amended drawing 200634-03B including brick and flint detailing, submitted 03.02.2021.
CASE OFFICER	Mrs Donna Dodd

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the 8th of March 2019.**
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:**
200634-03 B;
200634-04;
200634-05 A; and,
MB200914-01-01 A.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. 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.

- 4. 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.

- 5. Development shall proceed in accordance with the details shown on the tree protection plan, drawing number MB200914-01-01 Rev. A (Arbor-Eco Consultancy dated December 2020), 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.

- 6. 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.

- 7. 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.
- 8. 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.
- 9. 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.

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 7.23 pm)