

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 October 2021 at 5.30 pm

Attendance:

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

Councillor Z Brooks
Councillor J Budzynski
Councillor C Ecclestone
Councillor V Harber
Councillor L Lashbrook

Councillor P Lashbrook
Councillor N Lodge
Councillor J Neal
Councillor K North

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Apologies

Apologies for absence were received from Councillors Coole and Rowles.

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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 - 21	21/02116/FULLN	Mrs Burley (Applicant)

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Declarations of Interest

Councillor Burley declared a Disclosable Pecuniary Interest on applications 21/02116/FULLN and 21/02161/VARN as he was the applicant. He left the room whilst the applications were discussed. He did not speak or vote thereon.

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Urgent Items

There were no urgent items to consider.

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Minutes

Resolved:

That the minutes of the meeting held on 26 August 2021 be confirmed and signed as a correct record.

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Schedule of Development Applications

Resolved:

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

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21/02116/FULLN

APPLICATION NO.	21/02116/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	14.07.2021
APPLICANT	Mr and Mrs A Burley
SITE	Newtown House, 20 Newtown Close, Andover SP10 3AU, ANDOVER TOWN (MILLWAY)
PROPOSAL	Erection of summerhouse in rear garden and carport in front garden
AMENDMENTS	Additional Information re Foundations received 9 th September 2021, Amended plans and Reports received the 14 th September 2021.
CASE OFFICER	Mrs Samantha Owen

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 D410, D415A, D-001, D116 (dated 14th September 2021, D101
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. No development on the car port hereby approved shall take place until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. Specifically the method statement shall:**

- 1. Provide a schedule of trees to be retained within 15m of the proposed building, including revised driveways, parking areas, boundary or retaining walls and other associated structures, the schedule to include the required root protection areas, calculated in accordance with British Standard 5837:2012.**
- 2. Provide a specification for tree protective barriers and or ground protection, either in accordance with the above standard or as otherwise agreed in writing with the Local Planning Authority.**
- 3. Confirm timing of erection and dismantling of such tree protective barriers and or ground protection, which must in any case be installed prior to commencement of any ground works, and be retained and maintained for the full duration of works until onset of final landscape work or as otherwise agreed in writing with the Local Planning Authority.**
- 4. Provide a plan at 1:200 or better, detailing the location of such tree protective barriers and or ground protection, including annotation that such tree protection shall remain in this position for the full duration of works or unless by prior written agreement with the Local Planning Authority.**
- 5. Provide a plan demonstrating that all trenching, excavation, soakaways, pipe and cable runs required by the development can be installed wholly outside the areas protected by barriers or ground protection (the tree protection zone) as set out in compliance with the above paragraphs.**
- 6. Demonstrate by plan and section drawings that all proposed structures can be built without the construction process impacting upon the retained trees or required tree protection zones. Specifically provide sections to demonstrate how levels are to conform with the need for no excavation local to tree T8 and marry with the existing driveway.**
- 7. Demonstrate that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.**
- 8. Provide details of the car port construction, sufficient to demonstrate that foundation pads can be placed, will be fit for purpose and that it will be constructed without adverse impact to the retained tree T8 and that its design incorporates features to facilitate easy maintenance in relation to tree related debris.**
- 9. Provide a schedule of all tree felling, tree surgery and tree planting proposed, including confirmation of phasing of such work.**

10. All work shall be undertaken in accordance with the requirements, specifications and timing detailed within the approved method statement.

Reason: To prevent the loss during development of trees and natural features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.

- 4. No development on the Summerhouse hereby approved shall take place (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective barriers and/or ground protection measures and will confirm timing of erection and dismantling of such tree protective barriers and/or ground protection. Such tree protection measures shall be installed prior to any site operations in relation to the Summerhouse and be carried out in accordance with the agreed details.**

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 (2016).

- 5. Tree protective measures installed in relation to the construction of the Summerhouse (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, excavation for drainage or service installations or other equipment what-so-ever shall take place within the protected areas.**

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.

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. Various trees standing adjacent to this site are protected by virtue of Tree Preservation Order TPO.810. 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.**

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21/02161/VARN

APPLICATION NO. 21/02161/VARN
APPLICATION TYPE VARIATION OF CONDITIONS - NORTH
REGISTERED 20.07.2021
APPLICANT Mr and Mrs Anthony Burley
SITE Newtown House, 20 Newtown Close, Andover SP10 3AU **ANDOVER TOWN (MILLWAY)**
PROPOSAL Application to vary condition 9, 11 and remove condition 5 of approved application 18/00375/FULLN (Erection of dwelling and double garage) to allow changes to approved landscape plans/drawings and reinstate permitted development rights
AMENDMENTS Amended Landscape Plan and Planning Statement received 14th September 2021. Landscape Management Plan received 20th September 2021
CASE OFFICER Mrs Samantha Owen

PERMISSION subject to:

- 1. The development hereby permitted shall not be carried out except in complete accordance with plan numbers D115K (received 4th October 2021) and D100J.
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 2. Landscaping shall be carried out in accordance with the approved Landscaping Plan D115K (received 4th October 2021) and the approved Management Plan.
The landscape works shall be carried out in accordance with the approved details and before the end of March 2022.
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.**
- 3. The space shown for parking and manoeuvring of vehicles on the approved plan to enable them to enter and leave in a forward gear shall be reserved for such purposes at all times.
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**

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 5.42 pm)