

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, 17 February 2022 at 5.30 pm

Attendance:

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

Councillor Z Brooks
Councillor J Budzynski
Councillor D Coole
Councillor C Ecclestone
Councillor L Lashbrook

Councillor P Lashbrook
Councillor J Neal
Councillor K North
Councillor R Rowles

Also in attendance

Councillor C Donnelly

Councillor M Flood

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Apologies

Apologies for absence were received from Councillors Harber and Lodge.

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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>
8	35 - 55	21/03006/FULLN	Mr Edwards (on behalf of Applicant)

Councillor Donnelly made representation as Ward Member.

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Declarations of Interest

There were no declarations of interest.

443

Urgent Items

There were no urgent items to consider.

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Minutes

Resolved:

That the minutes of the meeting held on 27 January 2022 be confirmed and signed as a correct record.

445

Schedule of Development Applications

Resolved:

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

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21/00678/FULLN

APPLICATION NO.	21/00678/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	08.03.2021
APPLICANT	Mr Gregg Allison, Persimmon Homes
SITE	Land at Local Centre, Picket Twenty, Andover, SP11 6LF ANDOVER TOWN (DOWNLANDS)
PROPOSAL	Erection of a block of 18 flats
AMENDMENTS	
CASE OFFICER	Mrs Samantha Owen

REFUSED for the reasons:

- 1. The proposed development would, due to its large size, prominent siting and relationship with existing buildings, result in an unduly dominant form of development that would be harmful to the character of the area. As such it would conflict with policy E1 of the Test Valley Borough Council Revised Local Plan 2016.**
- 2. The proposed development by means of its nature, location and scale could have likely significant harmful effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of a completed legal agreement securing the proposed off site mitigation, the applicant has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site. Therefore the application is contrary to policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**

3. **In the absence of a legal agreement to secure an appropriate level of affordable housing within the scheme, the proposal fails to comply with policy COM7 of the Test Valley Borough Revised Local Plan 2016 and the Affordable Housing Supplementary Planning Document September 2020.**

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21/03006/FULLN

APPLICATION NO.	21/03006/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	13.10.2021
APPLICANT	Mr and Mrs Marzano
SITE	Edelweiss, Church Road, Abbots Ann, SP11 7BH, ABBOTTS ANN
PROPOSAL	Single storey rear extension, together with the provision of a partial second storey to the existing property
AMENDMENTS	Amended plans were submitted on 17.11.21 to add an obscure glazing annotation to the elevation drawing, and a site plan was submitted to provide details of landscaping and parking. Tracking diagrams were submitted on 12.01.22 and 13.01.22 to accompany the site plan.
CASE OFFICER	Gillian Wheeler

REFUSED for the reason:

1. **Due to the proposed increase in height and mass, the dwelling would appear overly dominant and incongruous within the street scene of Church Close in comparison to neighbouring dwellings, and the proposals would not therefore integrate, respect or complement the predominantly single storey character of the area. Furthermore, the proposals would also have a detrimental impact on the appearance of the Grade II listed buildings East Manor House and The Manor and the wider Abbots Ann Conservation Area. The proposals are therefore contrary to Policies E1, E2 and E9 of the TVBRLP, the Abbots Ann Conservation Area Character Appraisal and the Abbots Ann Village Design Statement.**

(The meeting terminated at 6.14 pm)