

Minutes of the **Northern Area Planning Committee**
of the **Test Valley Borough Council**
held in Upper Guildhall, High Street, Andover
on Thursday, 20 April 2023 at 5.30 pm

Attendance:

Councillor J Budzynski (Chairman) **Councillor T Burley (Vice-Chairman)**

Councillor Z Brooks
Councillor L Lashbrook
Councillor P Lashbrook

Councillor N Lodge
Councillor J Neal
Councillor K North

Also in attendance:

Councillor I Andersen

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Apologies

Apologies for absence were received from Councillors Coole, Ecclestone and Borg-Neal.

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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>
7	10 -19	22/01516/FULLN	Mr Pettitt (Applicant's Agent)

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Declarations of Interest

Councillor Burley wished it to be noted that he knew the applicant on application 22/01516/FULLN, but that it did not constitute an interest.

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Urgent Items

There were no urgent items for consideration.

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Minutes

Resolved:

That the minutes of the meeting held on 30 March 2023 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.

583

22/01516/FULLN

APPLICATION NO.	22/01516/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	09.06.2022
APPLICANT	Mr B Pothecary
SITE	Land adjacent to Brambles, Walworth Road, ANDOVER TOWN (DOWNLANDS)
PROPOSAL	Erection of dwelling; with associated parking, turning, landscaping, private amenity space and access arrangements
AMENDMENTS	Amended plans and information received; • 05.01.2023
CASE OFFICER	Emma Jones

REFUSED for the reasons:

1. The layout of the proposed development would result in a form of development that would not be of a high quality in terms of design and local distinctiveness, and would not integrate, respect or complement the character of the area, or improve the character, function and quality of the area. Furthermore, the proposed development has not been designed or located to ensure that the health and future retention of important landscape features is not likely to be prejudiced, or that the proposed landscaping and landscape features, to replace the protected trees that have been removed from the site, could be successfully accommodated within the site to enable the proposed development to positively integrate into the landscape character of the area. The proposed development is contrary to policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

2. The proposed development has not be designed or located to ensure that the health and future retention of existing and proposed important landscape features would not be prejudiced, and this would have implications for the conservation and enhancement of biodiversity at the site through the potential loss of habitats. As such, the proposal fails to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
3. It has not been demonstrated that the proposal can achieve nutrient neutrality. 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, in accordance with the requirements of the Conservation of Habitats and Species Regulations and as advised within guidance from Natural England. As such, the proposal fails to comply with Policy E5 and E8 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.

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23/00228/FULLN

APPLICATION NO.	23/00228/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	30.01.2023
APPLICANT	Mr and Mrs Wayne Owen
SITE	6 Manor Road, Andover, Hampshire, SP10 3JS, ANDOVER TOWN (HARROWAY)
PROPOSAL	Demolish single storey side extension, erection of two storey side and single storey rear extension
AMENDMENTS	Amended plans to set the two storey side extension back by 1.4m from the principal elevation – received 28.03.2023
CASE OFFICER	Ash James

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 plan: 1081/16.**

Reason: For the avoidance of doubt and in the interests of proper planning.

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. **Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**

(The meeting terminated at 6.15 pm)