

**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, 29 June 2023 at 5.30 pm

Attendance:

**Councillor J Budzynski (Chairman)    Councillor Z Brooks (Vice-Chairman)**

Councillor I Andersen  
Councillor C Borg-Neal  
Councillor A Gillies  
Councillor L Gregori

Councillor N Lodge  
Councillor J Neal  
Councillor K North  
Councillor J Sangster

Also in attendance  
Councillor M Flood

73

**Apologies**

Apologies for absence were received from Councillors Donnelly, L Lashbrook and P Lashbrook.

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**Public Participation**

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

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	10 - 21	21/02343/FULLN	Mr Bennett (Upper Clatford Parish Council) Mr Burley (Supporter) Mr George (Applicant) Councillor Flood (Ward Member)
8	22 - 64	Scheme of Delegations to Officers	Mr Burley

75 **Declarations of Interest**

There were no declarations of interest.

76 **Urgent Items**

There were no urgent items to consider.

77 **Minutes**

**Resolved:**

**That the minutes of the meeting held on 20 April 2023 be confirmed and signed as a correct record.**

78 **Schedule of Development Applications**

**Resolved:**

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

79 **21/02343/FULLN**

<b>APPLICATION NO.</b>	21/02343/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	26.08.2021
<b>APPLICANT</b>	Mr R George
<b>SITE</b>	Cricklade Lodge, Foundry Road, Anna Valley, SP11 7LX, <b>UPPER CLATFORD</b>
<b>PROPOSAL</b>	Change of use from domestic garage to coffee shop (use class E(b)) (AMENDED DESCRIPTION)
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Katie Nethersole

The Officer's recommendation as per the agenda was proposed by Councillor J Budzynski and seconded by Councillor N Lodge. Upon being put to the vote, the motion was carried.

**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 P21-037-02-03-001L, P21-037-02-03-004, NJC-006**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
  3. **The approved visibility splays of 2.4 metres by 43.0 metres shall be maintained and retained for the lifetime of the permission as shown on drawing no. P21-037-02-03-004. Nothing over 0.6 metres in height above the level of the carriageway shall be placed or permitted to remain within the visibility splay. These visibility splays shall be implemented prior to the coffee shop being brought into use.**  
**Reason: In the interests of highway safety and in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.**
  4. **The proposed acoustic fencing to the eastern boundary shall be installed as per the details on drawing no. P21-037-02-03-001L prior to the coffee shop being brought into use and shall be retained for so long as the approved development remains in operation.**  
**Reason: In the interests of residential amenity and in accordance with policy LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.**
  5. **The approved coffee shop shall only operate between the hours of 1000 and 1600 hours Monday to Friday.**  
**Reason: To protect the amenities of neighbouring properties and in accordance with policy LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.**
  6. **Prior to the coffee shop being brought into use, details of the proposed replacement hedgerow as shown on drawing no. P21-037-02-03-001L shall be submitted and approved in writing by the Local Planning Authority. Planting shall be carried out in accordance with the approved details.**  
**Reason: To accord with policies E1 and E2 of the Test Valley Borough Revised Local Plan.**
  7. **The coffee shop shall not be brought into use until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.**  
**Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to 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.**
  8. **The parking spaces as shown on approved drawing P21-037-02-03-001L shall be laid out in accordance with the approved details before the use commences and retained for the lifetime of the permission.**  
**Reason: To ensure sufficient parking and in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.**
  9. **The approved coffee shop shall only be used for Class E (b) as defined in the Town and Country Planning (Use Classes) Amendment (England) Regulations 2020 and for no other use within Class E and only for the named applicant, Mr Ron George.**

**Reason: To exercise control over the use and to protect amenity of neighbouring properties in accordance with policy LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.**

- 10. The use of cooking equipment including ovens, grills, chargrills and deep fat fryers is not permitted.**

**Reasons: To protect the amenities of occupiers of adjoining properties in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**

**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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### **Scheme of Delegations to Officers**

The Officer's recommendation as per the agenda was proposed by Councillor J Budzynski and seconded by Councillor J Neal. Upon being put to the vote, the motion was carried.

#### **Resolved:**

**That the Scheme of Officer Delegations, as set out in the Annex to the report, in so far as it applies to the powers and duties of Northern Area Planning Committee, be approved.**

(The meeting terminated at 6.15 pm)