

**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 8 August 2024 at 5.30 pm

Attendance:

<p>Councillor J Budzynski (Chairman) Councillor I Andersen Councillor C Borg-Neal Councillor C Donnelly Councillor A Gillies Councillor L Gregori Councillor L Lashbrook</p>	<p>Councillor Z Brooks (Vice-Chairman) Councillor P Lashbrook Councillor N Lodge Councillor J Neal Councillor K North Councillor J Sangster</p>
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Apologies

There were no apologies for absence.

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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>
9	103 - 118	24/01362/FULLN	Tony Burley (Applicant)
10	119 - 134	24/01363/FULLN	Tony Burley (Applicant) Julian Boswell (Applicant's Agent)

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Declarations of Interest

Councillor Borg-Neal declared a personal interest in applications 23/02225/FULLN and 24/00559/FULLN as he knew the Applicant well. He left the room and did not speak or vote thereon.

Councillors Andersen and Donnelly declared a personal interest in applications 23/02225/FULLN and 24/00559/FULLN as they knew the Applicant well. They remained in the room but did not speak or vote thereon.

Councillors Budzynski, Brooks, Neal and Lodge wished it to be noted that they knew the Applicant, but that this did not constitute an interest. They remained in the room and spoke and voted thereon.

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Urgent Items

There were no urgent items for consideration.

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Minutes

Councillor Brooks proposed and Councillor Neal seconded the motion that the minutes of the previous meeting were an accurate record. Upon being put to the vote, the motion was carried.

Resolved:

That the minutes of the meeting held on 27 June 2024 were 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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23/02225/FULLN - 12.09.2023

APPLICATION NO.	23/02225/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	12.09.2023
APPLICANT	Mr Batov
SITE	Land to the West of Winchester Road, Winchester Road, Wherwell, WHERWELL / GOODWORTH CLATFORD
PROPOSAL	Solar farm with ancillary infrastructure, security fence, access, and landscaping
AMENDMENTS	<ul style="list-style-type: none">• Amended site layout plan received 08.03.24• Amended Flood Risk Assessment received 15.09.23• Amended Archaeological Mitigation Strategy received 15.09.23• Amended Landscape and Visual Impact Assessment received 24.11.23

- Additional LVIA figures received 24.11.23
- Additional and updated heritage information received 11.01.24
- Amended Landscape and Ecology Mitigation drawings received 24.04.24

CASE OFFICER Katie Nethersole

WITHDRAWN by the Head of Planning and Building

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24/00559/FULLN - 08.03.2024

APPLICATION NO. 24/00559/FULLN
APPLICATION TYPE FULL APPLICATION - NORTH
REGISTERED 08.03.2024
APPLICANT Mr Bob Shelley
SITE Land at Goch Way, Goch Way, Andover,
CHARLTON
PROPOSAL Demolition of stables and erection of 9 no.
dwellings with modification of access, parking and
landscaping
AMENDMENTS

- 10th April 2024 – tree protection plans received
- 12th April 2024 – proposed site access and visibility splay diagrams received
- 30th May 2024 – nitrate budget calculator and arboricultural method statement received

CASE OFFICER Kate Levey

WITHDRAWN by the Head of Planning and Building.

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24/01362/FULLN - 12.06.2024

APPLICATION NO. 24/01362/FULLN
APPLICATION TYPE FULL APPLICATION - NORTH
REGISTERED 12.06.2024
APPLICANT Mr A Burley
SITE 2 Newtown Close, Andover, Hampshire, SP10
3AU, **ANDOVER TOWN (MILLWAY)**
PROPOSAL Demolition of side extension and porch, alterations
to fenestration and construction of self-build
dwelling
AMENDMENTS
CASE OFFICER Ash James

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

REFUSED for the reasons:

1. The proposed development, by virtue of its location and scale, would have an overbearing impact on the neighbouring properties; 11, 12,14 and 14a. Due to the elevated nature of the site in comparison to the existing dwellings adjacent to the site, the proposed dwelling would have a dominating effect on the neighbouring properties and would result in unacceptable overbearing. It is therefore concluded that the proposed development would be contrary to policy LHW4 of the Test Valley Borough Revised Local Plan 2016
2. The proposed development by means of its nature, location and scale could have likely significant 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 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 Policy E5 and E8 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 completed legal agreement ensuring that the dwelling is built and occupied as a self-build dwelling (following the exemption specified on the signed application form accompanying the application), the proposal would fail to provide mandatory biodiversity net gain as required by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

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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24/01363/FULLN - 12.06.2024

APPLICATION NO.	24/01363/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	12.06.2024
APPLICANT	Mr A Burley
SITE	2 Newtown Close, Andover, Hampshire, SP10 3AU, ANDOVER TOWN (MILLWAY)

PROPOSAL	Demolition of side extension and porch, alterations to fenestration and construction of self-build dwelling
AMENDMENTS	
CASE OFFICER	Ash James

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

REFUSED for the reasons:

- 1. Due to the design of the proposed dwelling differing from the uniformed appearance within the street scene, the design of the proposal would be out of keeping with the character and appearance of the area, contrary to Policy E1 of the adopted Test Valley Borough Revised Local Plan (2016).**
- 2. The proposed development, by virtue of its location and scale, would have an overbearing impact on the neighbouring properties; 11, 12,14 and 14a. Due to the elevated nature of the site in comparison to the existing dwellings adjacent to the site, the proposed dwelling would have a dominating effect on the neighbouring properties and would result in unacceptable overbearing. It is therefore concluded that the proposed development would be contrary to policy LHW4 of the Test Valley Borough Revised Local Plan 2016**
- 3. The proposed development by means of its nature, location and scale could have likely significant 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 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 Policy E5 and E8 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**
- 4. In the absence of a completed legal agreement ensuring that the dwelling is built and occupied as a self-build dwelling (following the exemption specified on the signed application form accompanying the application), the proposal would fail to provide mandatory biodiversity net gain as required by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).**

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 6.07 pm)