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| APPLICATION NO. | 22/01439/FULLN |
| APPLICATION TYPE | FULL APPLICATION - NORTH |
| REGISTERED | 07.06.2022 |
| APPLICANT | Test Valley Borough Council |
| SITE | Various sites at Picket Twenty, Telegraph Road, Andover, SP11 6UF, ANDOVER TOWN (DOWNLANDS) |
| PROPOSAL | Erection of Torch Sculpture - Land adj Sports Pavilion; Tree Columns Sculpture - Land adj Community Centre; Hoops Sculpture - Picket Twenty Way Play Park, Hoops Sculpture - Turnpike Road Play Park |
| AMENDMENTS | Additional Information submitted on the public consultation Additional Lighting Information submitted |
| CASE OFFICER | Samantha Owen |

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

1.1 The application is submitted by Test Valley Borough Council. As it is a Minor development it is not required to be determined at Committee as per our scheme of delegation however the application is presented to Northern Area Planning Committee at the request of a member who considers it is a matter requiring closer attention.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application covers four separate sites across the Picket Twenty development:

Land adjacent to the Sports Pavilion, Telegraph Road

This site is to the south east of the Sports Pavilion located adjacent to the tennis court. The site is elevated with views across Picket Twenty towards the A303. The site is an area of grass between footpaths. To the north is a belt of shrubs, with all other sides of the area open.

2.2 Land adjacent Community Centre, Picket Twenty Way

This site is a prominent location on a bend along Picket Twenty Way which is laid with hardstanding. The site is to the front of the Community Centre and would be overlooked by the flats to the north east. To the south east of the site is an undeveloped plot that was to be the location of a proposed public house and which is currently vacant.

2.3 Picket Twenty Way Play Park

Picket Twenty Park is a large area of open space surrounded on all sides by housing which overlooks the space. The park has a children's play space within it and landscaping. The area is contained by metal railings.

2.4 Turnpike Road Play Park

This play park is a small park with housing on all sides which overlook the area, there is a modest children's play space and landscaping. The area is bounded by metal railings

3.0 **PROPOSAL**

3.1 This application seeks full planning permission for the erection of four sculptures across Picket Twenty consisting of three differing designs. A Steering Group was formed that consisted of Ward Members, Community Engagement Officer/Development Worker and Officers of the Council and a representative from the Community Association that selected the Artist Tim Ward from Circling the Square. Public consultation was carried out in September 2021 by the Artist at Winton Academy, Pilgrims Cross Primary and a community event at Picket Twenty Community Centre. These events helped shape the following proposed structures:

3.2 Torch Sculpture – Land adjacent to the Sports Pavilion - Telegraph Road

The proposed torch sculpture is made of steel/aluminium and would be 9.5 metres in height lit from inside. The main structure has sweeping cut outs with kinetic movement from perforated plates embedded in the sculpture that move. There would be circular seating at the base of the sculpture.

3.3 Tree Columns Sculpture – Land adjacent to the Community Centre – Picket Twenty Way

The sculpture would be made up of 8 vertical steel powder coated tubes sweeping down in an arc curve with a maximum height of 5 metres. The tubes would represent both the trees found in the nearby Harewood Forest and the names of the year group classes of the neighbouring Pilgrims Cross School

3.4 Hoop Sculptures - Picket Twenty Way and Turnpike Road Play Park

These would comprise of a series of colourful steel powder coated hoop arches up to 2.8 metres high to be installed in the green spaces within the park.

4.0 **HISTORY**

4.1 TVN.09275 - Outline - Erection of 1200 residential units, community facilities, education, retail, offices, recreational areas and associated highway works. The S106 secured a payment of £100,000 towards Public Art and a £10,000 maintenance sum for the public art. Some of this money has already been spent and these sculpture are funded by the remainder of the contribution.

5.0 **CONSULTATIONS**

5.1 **Leisure** - No objection

As a service we are already aware of this application and have been working alongside colleagues to ensure the placement of this installation does not impact the sites' use for sport. We are supportive of the project, and are happy to facilitate an electric connection to the existing infrastructure to aid its lighting requirement.

5.2 **Landscape – Comment**

New detail about base to trees sculptures acceptable.

Torch Sculpture - Lumens of 500 is fairly bright but angle of bulb may help inhibit spill and reflection on site.

Torch will not be on at night

Hoops – the grass below is quite shallow so will dry out in the summer and be poor. The area will require good quality topsoil this could be conditioned.

5.3 **Environmental Protection** - No objection

5.4 **Highways** – No objection

Condition requiring torch sculpture to be turned off at night.

6.0 **REPRESENTATIONS** Expired 03.07.2022

6.1 Andover Town Council – No objection.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2 – Settlement Hierarchy

E1 – High Quality Development in the Borough

E2 – Protect, Conserve and Enhance the Landscape Character of the Borough

LHW4 - Amenity

E8 – Pollution

T1 – Highway safety

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the landscape character of the area
- Design
- Amenity
- Pollution
- Highway safety

8.2 Principle of Development

The site is located within the wider Picket Twenty development and is within the settlement boundary for Andover as defined by Policy COM2. The S106 for the original Outline application TVN.09275 secured monies from the developer towards the creation of public art, the design and siting of which had to be agreed by the developer and located within the Picket Twenty development.

8.3 Impact on the landscape character of the area

Policy E2 requires the protection, conservation and enhancement of the landscape of the Borough. It also requires proposals to be designed and located to ensure that the health and future retention of important landscape features is not prejudiced and for existing and proposed landscaping to enable the proposed development to positively integrate with the landscape character of the area.

8.4 Torch Sculpture - Land adjacent to Sports Pavilion – Telegraph Road

The Sports Pavilion is on elevated ground to the north and west of Picket Twenty. The site for the proposed torch is to the south east of the Pavilion in an area of open ground with pockets of landscaping. It would be close to the urban park playground. The proposed design would be 9.5 metres high with some illumination. It is designed to be seen from a wider distance as a landmark sculpture and would be of a similar height to some of the play equipment in the urban park playground. It would be located adjacent to some landscaping that whilst lower than the structure proposed would soften the impact of the structure. There would be longer views of this sculpture from Harewood Common and glimpsed views from the A303. The sculpture although a little distant from the rest of the development would be seen in context with the wider Picket Twenty development. The illumination would be restricted so that it would not be on all night and this would be conditioned. The Landscape Officer has also raised issue about possible light spill from the sculpture, a Condition has been attached requesting further information on potential angle and extent of the proposed lighting beam. The park and playing fields surrounding the Sports Pavilion is a purpose built landscape, in that it is there to provide amenity space to residents. The open nature of the site is deliberate and there are a number of manmade structures and additions to the area in the form of paths, play pitches and buildings. The presence of a sculpture of this height would not be out of place in this context and would integrate into the wider landscape.

8.5 Tree Columns Sculpture - Land adjacent to the Community Centre – Picket Twenty Way

The area surrounding the Community Centre is a mix of hard and soft landscaping. The proposed public art would be located within the hard standing to the front of the building in a prominent location and would be seen

in context with the wider built environment. Longer views would be restricted as it is at a lower point of the development and its location would mean that views would be restricted to the immediate roads. The sculpture would be 5 metres at its highest and would be constructed from slender steel tubes. Its presence would provide a focal point for the immediate area. The landscape of the area is formal planting beds of low level planting. The sculpture would be located within an area of hardstanding and its presence would break up this area of hardstanding and would enhance the landscape character of the area.

8.6 Picket Twenty Way Play Park and Turnpike Road Play Park

These play parks are embedded within the housing development with residential dwellings on all sides. The character of the area is a mix of private and public open space that is clearly delineated. The area is well landscaped and in both cases the proposed hoops would be located on a flat area of grass within the respective play parks. The hoops would be 2.8 metres at their highest and would be seen in context with the rest of the play park. Like the area around the Torch Sculpture the two parks are a purpose built landscape, in that it is there to provide amenity space to residents. The sites have a number of manmade structures and additions to the area in the form of paths, play pitches and buildings. The presence of a sculpture of this height would not be out of place in this amenity environment and would integrate into the wider landscape. The Landscape Officer has raised some concern regarding the shallow depth of the soil around these particular sculptures and that the soil will dry out in Summer. They have suggested a Condition to seek details of landscaping around the sculptures and this is included in the recommendation below.

8.7 The public art installations are designed to be a feature of the space in which they are located and would have a certain prominence in the landscape in which they are located. However, they would be seen in context within the built and natural landscape which has been created through this development. No existing landscape features are proposed to be lost and the Landscape Officer has raised no objections in terms of the impact on the wider landscape. It is considered that the sculptures do complement and enhance the area in which they are located and conserve the landscape of the Borough in accordance with Policies E1 and E2 of the RLP.

8.8 **Design**

Policy E1 requires development to integrate, respect and complement the character of the area in which it is located in terms of layout, appearance, scale, materials and building styles. The proposed design of the sculptures is the result of consultation with the local community and has evolved through workshops with local schools and the wider community.

8.9 The Torch Sculpture

This is designed to be a landmark sculpture. The supporting information advises that the Torch would be a symbol of hope that guides people to the Urban Park. During the lead up to the 2012 Olympic Games the Olympic torch was processed through the Picket Twenty Urban Park and this event was important to the new community. The torch sculpture is to be made of high quality materials consisting of steel and aluminium with a bench at the base. The sculpture would be mounted on an underground concrete base. This sculpture is proposed to be lit with LED colour changing lighting. Environmental Protection raise no objection subject to a condition controlling hours of illumination. The sculpture is located in a purpose built landscape. The buildings and structures in the area are functional and are there to support the amenity use of the area. The presence of a large sculpture of 9.5 metres in height is designed to be a landmark feature. Notwithstanding this the sculpture would complement the amenity use of the land and the location and materials would integrate and respect the wider development.

8.10 The Tree Columns Sculpture

This was inspired by the close proximity of Harewood Common to the Picket Twenty development and represents the trees found in this area and which are also represented in the class names of the Pilgrims Cross Primary School. The columns are to be made of steel and would be covered in laser cut natural patterns and would be powder coated in summer and autumn colours. The sculpture would be mounted on an underground concrete base. This sculpture would be located in the local centre where people would meet and the presence of the sculpture with seating would complement that use. The scale and materials would not be out of keeping in this area which has a mix of materials and it is considered that the sculpture would integrate and respect the character of the area.

8.11 Hoops Sculpture

The hoops would be located in two play parks and represent the fun of children's games as well as sports. These hoops could be interacted with. They would be constructed of rolled steel with powder coated finish. They would be set in concrete underground bases. Like the area around the Torch Sculpture the two parks are a purpose built landscape, in that it is there to provide amenity space to residents. The sites have a number of man-made structures and additions to the area in the form of paths, play pitches and buildings. The interactive hoop sculptures would integrate, complement and respect the play park use.

8.12 It is considered that the proposed sculptures whilst designed to be a feature would complement the character of the area in which they are located and accord with Policy E1 of the RLP.

8.13 **Amenity**

The sculptures are located within a new development of housing and as such consideration needs to be given to whether they would have an overbearing impact on the neighbouring residential uses. It is considered that all sculptures are some distance away from residential dwellings and that the proposed locations would not give rise to the proposed sculptures being overbearing on neighbouring residential properties.

8.14 **Pollution**

Policy E8 allows for development provided it does not result in pollution which includes light pollution. A Lighting Assessment has been provided with the application and further information was submitted on the 18th August 2022 on the proposed lighting. Environmental Protection have raised no objection and suggest a condition to ensure the sculpture is not lit at night. The Landscape Officer has also raised issue about possible light spill from the sculpture, a condition has been recommended requesting further information on the potential angle and extent of the proposed lighting beam.

8.15 **Highway Safety**

The sculptures would be seen in context with the wider area in which they are located. Only the Torch Sculpture would be illuminated and this would not be located adjacent to a highway and as such it is not considered that the proposal would have an impact on the highway network. The Highways Officer has raised no objection and the proposal accords with Policy T1 of the RLP.

9.0 **CONCLUSION**

9.1 The site is located within the settlement boundary as defined by Policy COM2 and the principle of development is acceptable. It is considered that the proposed sculptures would complement, integrate and respect the character of the area in accordance with Policies E1 and E2 of the RLP.

9.2 The proposed sculptures are also considered acceptable in terms of their impacts on amenity, pollution and highway safety and as such accord with the relevant policies of the RLP.

10.0 **RECOMMENDATION**

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 PT1B3; PT2B1; PT3B1; PT3A2; PT1B3; PT1A4; PT2A2. Block Plan Community Centre; Block Plan P20 Way; Block Plan Telegraph Road; Block Plan Turnpike Road.**

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

- 3. Prior to any above ground works commencing details of how the landscaping surrounding the Torch Sculpture and the Hoop Sculptures will be made good following completion of the development shall be submitted to and approved in writing by the Local Planning Authority. Details should include depth of topsoil proposed, seeding mix for the grass and a schedule for its maintenance for a period of 5 years. Development shall proceed in accordance with approved details.**

Reason: To ensure landscaping surrounding the sculptures is replaced 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 Policy E2 Test Valley Borough Revised Local Plan 2016.

- 4. The Sculptures hereby permitted shall not be illuminated between the hours of 23:00 to 06:30 hours.**

Reason: To protect the character of the area during the hours of darkness and the amenity of the area in accordance with Policies E1, E2 and E8 of the Test Valley Borough Revised Local Plan 2016.

- 5. Notwithstanding the details submitted, prior to the Torch Sculpture being illuminated further details of the proposed lighting shall be submitted to and approved in writing by the Local Planning Authority. The following information should be included:**

- Number and luminance of the lights**
- Location of the lights within the sculpture**
- Drawing showing the angle and extent of the lighting beam from all lights**

Development shall be carried out in accordance with the approved details.

Reason: To protect the character of the area during the hours of darkness.in accordance with Policies E1 and E2 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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