

**27<sup>th</sup> June 2022**

Minutes of the proceedings of the **Planning Committee** held this day in the **Kitty Dancy Room, Sandhurst Community Hall complex, Sandhurst** commencing at **7.30pm** and finishing at **8.50pm**.

**PRESENT**

Chairman: Cllr B Brooks

Councillors: Mrs S Davenport, Mrs H Hill, S Thomas, P Widdowson.

**IN ATTENDANCE**

Jo Lockett (Deputy Executive Officer)

Martina O'Keeffe-Johnston (Administrator)

**APOLOGIES FOR ABSENCE (Agenda item 1)**

Apologies were received and accepted from:

Cllr Ms G Kennedy

Cllr Mrs M Mossom

Cllr Mr R Mossom

**MEMBERS' INTERESTS (Agenda item 2)**

There were no declarations of interest on the business to be discussed.

**MINUTES OF THE PLANNING COMMITTEE (Agenda item 3)**

It was proposed by Cllr B Brooks and seconded by Cllr Mrs H Hill and the following was

**RESOLVED  
2681**

that the Minutes of the Planning Committee meeting held on 30<sup>th</sup> May 2022 be received as a true and correct record and that they be confirmed and signed by the chairman.

**PLANNING APPLICATIONS (Agenda item 4)**

The following applications were received and considered and it was

**RESOLVED  
2682**

that the Committee would make comment as follows:

**ACTION: DEO**

**a) P.A.22/0194/FUL, The Studio, Forest End, Little Sandhurst & Wellington**

**Proposed erection of 4 bedroom detached replacement dwelling with habitable roof space.**

Recommend Refusal for the following reasons:

i) The Local Planning Authority do not consider from the facts available to them that a dwelling is justified in connection with the present use of the land and do not accept that a pre-requisite to the proposed use of the land is to build a dwelling on it. (21/04)

ii) The proposal represents unplanned and piecemeal development in a predominately rural area and would have an adverse effect on the character and appearance of the locality. (21/08)



iii) The proposal represents an undesirable extension of ribbon development in an area which is predominantly rural in character and would have an adverse effect on the visual amenity and character of the area.(21/09)

iii) On the information before it the Local Planning Authority considers that it has no alternative but to refuse the application there not being reasonable information regarding access to come to any other decision.(26/03)

**b) P.A.22/00351/FUL, 8 Bernersh Close, Central Sandhurst  
Proposed single storey extension following demolition of existing outbuilding**

Considered no objection.

**c) P.A.22/00383/FUL, 6 Lambourne Close, Little Sandhurst & Wellington  
Proposed erection of single storey rear extension plus single storey first floor extension above garage.**

Considered no objection.

**d) P.A.22/0000385/FUL, 88 Branksome Hill Road, College Town  
Proposed conversion of existing garage, insertion of new front window, rear bifold doors and associated works.**

Considered no objection.

**Observation:**

The members request that should the Local Planning Authority be minded to approve the application that due to the proximity of the school that a condition be placed on the approval that no work should take place during term times.

**e) P.A.22/00395/FUL, 41 Grampian Road, Little Sandhurst & Wellington  
Proposed erection of single storey rear extension**

Considered no objection.

**f) P.A.22/00391/FUL, 52 Mickle Hill, Little Sandhurst & Wellington  
Proposed conversion of existing garage to habitable accommodation and side extension to form new garage.**

Considered no objection.

**g) P.A.22/00403/FUL, 10 Rockfield Way, College Town  
Proposed erection of 2 single storey extensions, one to the rear of the garage and one to the side to provide a covered area.**

Considered no objection.



**PLANNING APPLICATIONS (Agenda item 5)**

The following applications were received and considered and it was

**RESOLVED  
2683**

that the Committee would make comment as follows:

**ACTION: DEO**

**a) P.A.22/00407/FUL, 22 Whitmore Close, Owlsmoor  
Conversion of garage to habitable room.**

Considered no objection.

**b) P.A.22/000474/PAH, 17 Church Road, Little Sandhurst &  
Wellington  
Application for prior approval for the erection of single storey rear  
extension.**

Considered no objection.

**PLANNING APPLICATIONS (Agenda item 6)**

The following applications were received and considered and it was

**RESOLVED  
2684**

that the Committee would make comment as follows:

**ACTION: DEO**

**a) P.A.22/00417/FUL, West Gate Lodge, Wellington College, Little  
Sandhurst & Wellington  
Part demolition of Westgate Lodge and the erection of a new single  
storey rear extension.**

Considered no objection.

**PLANNING APPLICATIONS (Agenda item 7)**

The following applications were received and considered and it was

**RESOLVED  
2685**

that the Committee would make comment as follows:

**ACTION: DEO**

**a) P.A.22/00439/FUL, 7 Wadham, Owlsmoor  
Proposed erection of part single storey/part first floor/ part 2 storey  
extensions with flue to create a 2-storey dwelling, following  
demolition of the existing garage.**

Recommend refusal for the following reasons:

i) The development represents a cramped development taken to the boundary of the plot which would be out of keeping with the existing pattern of development in the area and in particular would be detrimental to the amenities of adjoining dwellings.(20/05)



- ii) The proposed extension, by reason of its size and scale would be out of keeping with the design and character of the existing dwelling and would have an adverse effect on the appearance of the property and the visual amenity of the area as a whole.(20/17)
- iii) On the information before the Local Planning Authority consider that it has no alternative but to refuse the application there not being reasonable information regarding parking provision to come to any other decision.(26/03)
- iiii) The layout does not comply with the local Planning Authority's standards in respect of vehicle parking and turning space.(27/15)

**b) P.A.22/00448/FUL, 1 Mount Pleasant, Little Sandhurst & Wellington  
Proposed erection of two storey rear extension.**

Considered no objection.

**c) P.A.22/00450/FUL, 22 Moray Avenue, College Town  
Conversion of loft including rear dormer, roof lights to front elevation and raise ridge 0.425m.**

Considered no objection.

**PLANNING APPEAL (Agenda item 8)**

**RESOLVED  
2686**

The following applications were received and considered and it was

that the Committee would make comment as follows

**a) 20/00716/FUL, 329 Yorktown Road, College Town  
(APP/R0335/W/22/3294767)**

That the original comments on Planning Application 20/00716/FUL are still valid and no further comments will be made.

**SIGNED AND DATED BY CHAIRMAN**

