

26th September 2022

Minutes of the proceedings of the **Planning Committee** held this day in the **Kitty Dancy Room, Sandhurst Community Hall complex, Sandhurst** commencing at **7.29pm** and finishing at **8.11pm**.

PRESENT

Vice-Chairman: Cllr P Widdowson

Councillors: Mrs S Davenport, Mrs M Mossom, S Thomas, P Hodge, Mrs H Hill

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 B Brooks, Cllr Gaby Kennedy, Cllr 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 P Widdowson and seconded by Cllr S Davenport and the following was

**RESOLVED
2747**

that the Minutes of the Planning Committee meeting held on 30th August 2022 be received as a true and correct record and that they be confirmed and signed by the vice-chairman.

PLANNING APPLICATIONS (Agenda item 4)

The following applications were received and considered and it was

**RESOLVED
2748**

that the Committee would make comment as follows:

ACTION: DEO

**a) P.A.22/00542/OUT, The Russets, Hancombe Road, Little Sandhurst & Wellington
Outline application (with details of layout) for the erection of 2 no. dwellings.**

Recommend refusal for the following reasons:

i)The proposal involves the unsatisfactory piecemeal development of a backland area, a double building line and an inconvenient substandard access. The siting of the proposed dwellings in relation to existing neighbouring properties would result in a loss of privacy and amenity. (20/04)

ii)The size and scale of the proposed dwelling would be out of keeping with the design of nearby dwellings and would have an undesirable impact on the overall appearance of the area. (20/18)



iii) The proposed development would generate additional traffic onto Hancombe Road which is substandard in respect of visibility/footway provision/construction/width/alignment. (27/10)

**b) P.A.22/00653/LDC, 9 Cheviot Road, Little Sandhurst & Wellington
Application for a Certificate of Lawfulness for shed in rear of garden.**

Considered no objection.

**c) P.A.22/00686/FUL, 15 Edgbarrow Rise, Little Sandhurst & Wellington
Proposed erection of single storey front and rear extensions and partial garage conversion.**

Recommend refusal for the following reason:

i) On the information before it the Local Planning Authority consider that it has no alternative but to refuse the application, there not being reasonable parking plans to come to any other decision. (26/02).

**d) P.A.22/00726/FUL, Old College, RMAS, Haig Road, College Town
Proposed erection of three storey Single Living Accommodation building to be used for purposes within Use Class C2a on Site 1 following demolition of Building 42. Proposed erection of three storey Single Living Accommodation building to be used for purposes within Use Class C2a on Site 2 and demolition of nearby garages.**

Considered no objection

PLANNING APPLICATIONS (Agenda item 5)

The following applications were received and considered and it was

**RESOLVED
2749**

that the Committee would make comment as follows:

ACTION: DEO

**a) P.A.22/00672/FUL, 23 Florence Road, College Town
Section 73 application for variation of condition 2 (approved plans) of planning permission 08/00305/FUL for erection of single storey rear extension forming conservatory.**

Considered no objection.

**b) P.A.22/00681/FUL, 23 Broom Acres, Central Sandhurst
Proposed two storey side extension, including garage conversion. Plus part single, part two storey rear extension.**

Considered no objection.

**c) P.A.22/00694/FUL, Acre House, 12 Broom Acres, Central Sandhurst
Proposed erection of part single storey part two storey front, side and rear extensions, increase in roof height to provide additional accommodation with rear dormer, single storey rear extension to**



include an annexe, following demolition of existing garage and utility room.

Recommend refusal for the following refusal:

i)The proposal represents an undesirable overdevelopment of the site providing inadequate garden space. It would result in an unattractive, cramped development detrimental to the amenities of the area. (20/07)

PLANNING APPLICATIONS (Agenda item 6)

The following applications were received and considered and it was

**RESOLVED
2750**

that the Committee would make comment as follows:

ACTION: DEO

**a) P.A.22/00732/FUL, 390 Yorktown Road, College Town
Section 73 application for variation of conditions 1 (delivery hours)
and 2 (delivery management plan) of planning permission
20/00698/FUL. This application seeks to alter delivery hours on
Mondays to Saturdays to 6.00 hours until 23.00 hours; Sundays 7.00
hours until 19.00 hours.**

Recommend refusal for the following reason:

i)The proposal represents an undesirable intrusion of a business use into a residential area which, by reason of noise and general disturbance would be detrimental to the amenities currently enjoyed by local residents. (22/05)

**b) P.A.22/00750/FUL, Silverdale, 11 Longdown Road, Little Sandhurst & Wellington
Erection of a single storey rear extension.**

Recommend refusal for the following reason:

i)On the information before it the Local Planning Authority consider that it has no alternative but to refuse the application, there not being reasonable plans to come to any other decision. (26/02)
Regarding the 1st floor layout.

**c) P.A.22/00758/PAH, 124 College Road, College Town
Prior approval application for the erection of a 6m deep single
storey rear extension, with flat roof.**

Considered no objection.

Observation:

Should the Local Planning Authority be minded to approve the application the members request that a condition be placed on the permission document that the building cannot be used as a separate dwelling and can only be used by the occupiers of the house and their family.



PLANNING APPLICATIONS (Agenda item 7)

The following applications were received and considered and it was

RESOLVED
2751

that the Committee would make comment as follows:

ACTION: DEO

**a) P.A.22/00736/LB, 23 Scotland Hill, Little Sandhurst & Wellington
Retrospective application for outbuilding to side garden of Listed
Building.**

Considered no objection.

Observation:

Should the Local Planning Authority be minded to approve the application the members request that a condition be placed on the permission document that the building is not to be used as habitable accommodation.

**b) P.A.22/00742/FUL, 37 York Way, Central Sandhurst
Erection of single storey side and rear extensions. (Re-submission
of 22/00133/FUL)**

Considered no objection.

SIGNED AND DATED BY CHAIRMAN

