

31st October 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 **8.49pm**.

PRESENT

Chairman: Cllr B Brooks
Councillors: Mrs S Davenport, Mrs H Hill, P Hodge, Mrs M Mossom, R Mossom, P Widdowson, Mr S Thomas

APOLOGIES FOR ABSENCE (Agenda item 1)

Apologies were received and accepted from:
Cllr Ms G Kennedy

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 S Davenport and the following was

**RESOLVED
2755**

that the Minutes of the Planning Committee meeting held on 26th September 2022 be received as a true and correct record and that they be confirmed and signed by the chairman.

SUSPENSION OF STANDING ORDERS (Procedural Motion)

It was proposed by Cllr B Brooks and the following was

**RESOLVED
2756**

- a) that standing orders be temporarily suspended to allow members of the public to speak about P.A.22/00763/FUL
- b) that standing orders be reinstated

PLANNING APPLICATIONS (Agenda item 6b brought forward)

The following applications were received and considered and it was

**RESOLVED
2757**

that the Committee would make comment as follows:

ACTION: DEO

- a) **P.A.22/00763/FUL, 72 Mickle Hill, Little Sandhurst & Wellington**
Proposed erection of detached double garage, partly built into bank.

Recommend refusal for the following reasons:

- i) The application site does not have sufficient highway frontage to provide a suitable road access with adequate visibility splays (27/12)



- ii)The size and scale of the proposed structure 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 layout does not comply with the Local Planning Authority's standards in respect of highway design (27/14)

PLANNING APPLICATIONS (Agenda item 4)

The following applications were received and considered and it was

**RESOLVED
2758**

that the Committee would make comment as follows:

ACTION: DEO

- a) **P.A.22/00753/FUL, Stable Cottage, Ambarrow Lane, Little Sandhurst & Wellington**
Proposed erection of first floor front and first floor rear extensions with internal alterations.

Considered no objection.

- b) **P.A.22/00741/FUL, 28 Longdown Road, Little Sandhurst & Wellington**
Proposed single storey rear extension to replace existing conservatory.

Considered no objection.

PLANNING APPLICATIONS (Agenda item 5)

The following applications were received and considered and it was

**RESOLVED
2759**

that the Committee would make comment as follows:

ACTION: DEO

- a) **P.A.22/00722/FUL, Chyandour, 2 Richmond Road, College Town**
Proposed erection of two semi-detached 2-bedroom houses with associated amenity areas and parking.

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 layout does not comply with the Local Planning Authority's standards in respect of highway design (27/14)
- iii)The proposed development does not form part of a comprehensive scheme designed to limit the number of accesses onto Richmond Road. Piecemeal Development of the area would result in a multiplicity of accesses which would adversely affect the safety and flow of traffic on Richmond Road (27/13)



b) P.A.22/00723/FUL, 1 Mount Pleasant, High Street, Little Sandhurst & Wellington
Proposed drop kerb at the front of the property to allow for off-street parking.

Recommend refusal for the following reason:

i) The application site does not have sufficient highway frontage to provide a suitable access with adequate visibility splays (27/12)

c) P.A.22/00747/FUL, 23 Moffatts Close, Little Sandhurst & Wellington
Proposed part single storey, part two storey front extension and single storey rear extension following demolition of existing conservatory/utility room.

Considered no objection.

d) P.A.22/00756/FUL, 37 Long Mickle, Little Sandhurst & Wellington
Proposed erection of single storey front/side extension and single storey rear/side extension with covered patio.

Considered no objection.

PLANNING APPLICATIONS (Agenda item 6)

**RESOLVED
2760**

The following applications were received and considered and it was

that the Committee would make comment as follows:

ACTION: DEO

a) P.A.22/00761/FUL, The Birches, 17 Gibbons Close, Central Sandhurst
Proposed single storey front/side extension, garage conversion and two storey rear extension.

Considered no objection.

b) P.A.22/00764/FUL, 72 Mickle Hill, Little Sandhurst & Wellington
Proposed first floor 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)

ii) The proposed extension by reason of its size and scale would have a detrimental effect on the amenities currently enjoyed by the residents of adjoining properties (20/16)

d) P.A.22/00771/FUL, 25 Firtree Close, Little Sandhurst & Wellington
Proposed single storey rear extension following demolition of existing conservatory.



Considered no objection.

**e) P.A.22/00828/RTD, Land at junction of Church Road and Perryhill Drive, Little Sandhurst & Wellington
Proposed 20m mast with associated telecommunications equipment and cabinets.**

Recommend refusal for the following reasons:

- i)The siting of the mast is in an inappropriate location given its proximity to domestic premises.
- ii)The appearance of a 20m mast would result in adverse harm to the appearance of the surrounding areas.

PLANNING APPLICATIONS (Agenda item 7)

**RESOLVED
2761**

The following applications were received and considered and it was

that the Committee would make comment as follows

**a) P.A.22/00566/LDC, Lodge Gardens, Wokingham Road, Little Sandhurst & Wellington
Certificate of Lawful Development for the proposed use of the amenity blocks as a dwelling.**

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)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)
- 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 to come to any other decision (26/03)
- iv)The layout does not comply with the Local Planning Authority's standards in respect of highway design (27/14)

**b) P.A.22/00785/FUL, 16 New Road, Little Sandhurst & Wellington
Proposed erection of single storey front extension.**

Recommend refusal for the following reasons:

- 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)
- ii)The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking and turning space (27/15)



**c) P.A.22/00814/RTD, Street Record, Whitmore Close, Owlsmoor
Proposed telecommunications works with removal and replacement
of existing 8-meter-high monopole with new 18-meter-high
monopole supporting 6 no. antennas, wraparound equipment,
cabinet, installation of 3 no. new equipment cabinets and ancillary
development thereto.**

Recommend refusal for the following reasons:

- i)The replacement mast of 18m tall would harm the appearance of the surrounding areas.
- ii)The siting of the mast is inappropriately sited given its proximity to domestic premises.

PLANNING APPLICATIONS (Agenda item 8)

The following applications were received and considered and it was

**RESOLVED
2762**

That the Committee would make comment as follows:

ACTION: DEO

**a) P.A.22/00811/FUL, 16 Robin Lane, Central Sandhurst
Proposed single storey front and rear extensions with internal
alterations and changes to fenestration and external materials.**

Considered no objection.

PLANNING APPLICATION AMENDMENT (Agenda item 9)

The following application amendment was received and considered and it was

**RESOLVED
2763**

That the Committee would make comment as follows:

ACTION: DEO

**a) P.A.22/00483/FUL, The Banks, 40 Scotland Hill, Little Sandhurst &
Wellington
Proposed side extension and raising of the roof to provide
additional accommodation with rear dormer, side facing windows
and roof lights to front.**

Recommend refusal for the following reasons:

- i)The proposed extension by reason of its size and scale would have an unacceptable impact on the street scene detrimental to the visual amenities of the area (20/15)



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)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)

iv)On the information at present available, it appears to the Local Planning Authority that adequate surface and foul water drainage cannot be provided for this development (26/04)

SIGNED AND DATED BY CHAIRMAN

