

**25<sup>th</sup> April 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 **8.40pm**.

**PRESENT**

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

**IN ATTENDANCE**

Jo Lockett (Deputy Executive Officer)

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

No apologies were received.

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

Cllr Mrs S Davenport declared a non-pecuniary interest and that she would not participate in discussion or vote on 4 Nightingale Gardens, P.A.22/00137/FUL.

**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  
2597**

that the Minutes of the Planning Committee meeting held on 28<sup>th</sup> March 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  
2598**

that the Committee would make comment as follows:

**ACTION: DEO**

**a) P.A.22/00095/FUL, Brekanside 103 Owlsmoor Road, Owlsmoor  
Erection of single storey rear extension to replace existing  
conservatory.**

Considered no objection.

**b) P.A.22/00127/FUL, 7 Union Close, Owlsmoor  
Erection of two storey side extension, part single, part two storey  
rear extension, and conversion of loft with flat roof dormer.**

Considered no objection.



**RESOLVED  
2599**

**PLANNING APPLICATIONS (Agenda item 5)**

The following applications were received and considered and it was

that the Committee would make comment as follows:

**ACTION: DEO**

**a) P.A.22/00144/FUL, 14 Chaucer Road, Little Sandhurst & Wellington**  
**Proposed single storey rear extension, extension of existing dropped kerb and relocation of boundary wall.**

Considered no objection.

**b) P.A.22/00181/FUL, Raglan House & Victoria House, Wellington College, Little Sandhurst & Wellington**  
**Section 73 application to vary conditions 02 (Approved Plans) and 03 (Materials) of planning permission 20/00945/FUL (Erection of part three/part four storey detached boarding house (Raglan House) and single storey energy centre with associated parking and landscaping following demolition of listed Old Laundry House and non-listed Armoury Cottages). (note for clarification: the proposed changes replace timber cladding with dark brick, make internal design changes to the buildings and remove two trees).**

Considered no objection.

**c) P.A.22/00133/FUL, 37 York Way, Central Sandhurst**  
**Erection of single storey rear and side extensions.**

Considered no objection.

**d) P.A.22/00137/FUL, 4 Nightingale Gardens, Central Sandhurst**  
**Proposed single storey side and rear extensions following demolition of existing conservatory and replace tile hanging to the first-floor rear elevation with render.**

Considered no objection.

**e) P.A.22/00140/FUL, 1 The Close, College Town**  
**Erection of two storey side/rear extension, single storey rear extension and addition of roof to bay window on front elevation.**

Considered no objection

**f) P.A.22/00148/FUL, 48 Dovedale Close, Owlsmoor**  
**Erection of single storey rear extension and part garage conversion.**

Recommend Refusal for the following reasons:

i) The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking space. (27/15 amended),



**g) P.A.22/00149/FUL, 4 Church Road, Little Sandhurst & Wellington  
Proposed rear facing dormer.**

Considered no objection.

**PLANNING APPLICATIONS (Agenda item 6)**

The following applications were received and considered and it was

**RESOLVED  
2600**

that the Committee would make comment as follows:

**ACTION: DEO**

**a) P.A.22/00160/FUL, 5 Lych Gate Cloe, Little Sandhurst & Wellington  
Proposed erection of single storey side and rear extensions.  
Alterations to front bay and entrance. First floor alterations for ensuite, including insertion of first floor side facing window.**

Considered no objection.

**b) P.A.22/00161/FUL, 31 Robin Lane, Central Sandhurst  
Proposed single storey rear extension.**

Considered no objection.

**c) P.A.22/00172/FUL, 1 Keble Way, Owlsmoor  
Conversion of garage into habitable accommodation and erection of two storey side extension.**

Considered no objection.

**PLANNING APPLICATIONS (Agenda item 7)**

The following applications were received and considered and it was

**RESOLVED  
2601**

that the Committee would make comment as follows:

**ACTION: DEO**

**a) P.A.22/00183/FUL, 339 Yorktown Road, College Town  
Proposed extension and change of use from E(g) to C3 at first floor to accommodate 4 x residential dwellings (1 x studio, 2 x 1 bed and 1 x 2 bed), following partial demolition of existing single storey element and construction of two storey extension with alterations to fenestration with associated parking. E(g) use to be retained to the ground floor.**

Recommend Refusal for the following reasons:

i) The proposal represents an undesirable overdevelopment of the site which would result in a cramped development detrimental to the amenities of the locality, and providing inadequate private amenity space for the occupiers of the proposed scheme. (20/06).



- ii) The size of the proposed dwellings would severely restrict the amount of space available for the provision of a private garden area, resulting in a cramped and unattractive form of development. (20/09).
- iii) The distributor road network has insufficient spare capacity especially during peak traffic periods to accommodate, in safety and without delays, the extra traffic which would be generated by this proposal. (27/03).
- iv) The distributor road system is overloaded at peak times and the additional traffic which would be generated by this proposal would exacerbate this situation. (27/04).
- v) The proposed development could degenerate additional vehicle turning movements at a junction that is substandard in respect of visibility and width and the safety and flow of traffic would be adversely affected. (27/07)

Observation:

The member have concerns about access for emergency vehicles and waste collection vehicles.

**b) P.A.22/00186/FUL, 36 Florence Road, College Town  
Proposed demolition of existing attached single garage and erection of a single storey side extension with associated internal and external alterations.**

Considered no objection.

#### **PLANNING APPEAL (Agenda item 8)**

The following planning appeal was received and considered and it was

**RESOLVED  
2602**

That the Committee would make comment as follows

**a) Planning Appeal – 21/00624/FUL – Land Adjacent to 144 High Street, Sandhurst (AP/R0335/W/21/3288207).**

That the original comments on Planning Application 21/00624/FUL are still valid and no further comments would be made.

**SIGNED AND DATED BY CHAIRMAN**

