

30th May 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 **8.31pm**.

PRESENT

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

IN ATTENDANCE

Jo Lockett (Deputy Executive Officer)

APOLOGIES FOR ABSENCE (Agenda item 1)

Apologies were received and accepted from:
Cllr Ms G Kennedy
S Thomas

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 M Mossom, and the following was

**RESOLVED
2658**

that the Minutes of the Planning Committee meeting held on 25th April 2022 be received as a true and correct record and that they be confirmed and signed by the chairman.

PLANNING APPLICATION (Agenda item 6g brought forward)

It was proposed by Cllr B Brooks that the following application be brought forward for discussion in the presence of members of the public.
The following applications were received and considered and it was

**RESOLVED
2659**

that the Committee would make comment as follows:

ACTION: DEO

**g) P.A.22/00287/FUL, Grove Farmhouse, Lower Church Road, Little Sandhurst & Wellington
Erection of replacement dwelling following demolition of existing buildings.**

Considered no objection.

PLANNING APPLICATIONS (Agenda item 4)

The following applications were received and considered and it was

**RESOLVED
2660**

that the Committee would make comment as follows:

ACTION: DEO

a) P.A.22/00200/FUL, Bienvenue 8 Fielding Road, College Town



Proposed conversion of garage to habitable accommodation and erection of new detached garage.

Considered no objection.

**b) P.A.22/00218/FUL, 44 Magdalene Road, Owlsmoor
Erection of two storey front and two storey rear extensions and first floor extension.**

Considered no objection.

**c) P.A.22/00219/FUL, 8 Cotswold Road, Little Sandhurst & Wellington
Proposed first floor side extension.**

Recommend refusal for the following reasons:

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

**d) P.A.22/00227/FUL, Copenhagen Stables, Wellington College, Little Sandhurst & Wellington
Demolition of Copenhagen Stables and the erection of a new domestic, grounds and garden store with associated hard standing.**

Observation:

The members note that this application has already been approved.

**e) P.A.22/00234/FUL, 16 Robin Lane, Central Sandhurst
Proposed single storey front and rear extensions with internal alterations and changes to fenestration and external materials.**

Observation:

The members note that this application has already been approved.

**f) P.A.22/00239/FUL, 29 Evesham Walk, Owlsmoor
Proposed erection of a two-storey side extension and porch.**

Considered no objection.

**g) P.A.22/00242/FUL, 50 High Street, Little Sandhurst & Wellington
Proposed erection of single storey rear extension following demolition of existing conservatory.**

Considered no objection.

PLANNING APPLICATIONS (Agenda item 5)

The following applications were received and considered and it was

**RESOLVED
2661**

that the Committee would make comment as follows:

ACTION: DEO

a) P.A.22/00233/FUL, 21 Florence Road, College Town



Section 73 application for the variation of condition 2 (Approved Plans) and removal of condition 5 (Juliet Balcony) of planning permission 21/00061/FUL for the erection of 2 storey side extension and single storey rear extension to provide annex accommodation ancillary to the main dwelling. (For clarification: revised proposal includes changes to fenestration and roof).

Considered no objection.

**b) P.A.22/00098/FUL, 271 Yorktown Road, College Town
Proposed vehicular access onto classified road with associated dropped kerb to front of property.**

Considered no objection.

**c) P.A.22/00024/FUL, Fox and Hounds, Hancombe Lane, Little Sandhurst & Wellington
Demolition of former public house and redevelopment of the site for four two-bedroomed houses in terrace with associated amenity areas, parking, and storage for refuge and bicycles.**

Recommend refusal for the following reasons:

- i) The size and scale of the proposed new dwellings would be out of keeping with the design of nearby dwellings and would have an undesirable and unneighbourly impact on the overall appearance of the area. (20/18 amended)
- ii) The proposal as a whole 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)

Observation:

Should the local planning authority be minded to approve the application, the members request the following be considered:

Preclusion of development in the loft space of the 4 no. new dwellings.
That during the development phase, due respect is given to access and buried utilities of neighbouring properties who have collective responsibility for 50% of the unadopted Hancombe Road

PLANNING APPLICATIONS (Agenda item 6)

The following applications were received and considered and it was

**RESOLVED
2662**

that the Committee would make comment as follows:

ACTION: DEO

**a) P.A.22/00294/FUL, 15 Goldsmith Way, Little Sandhurst & Wellington
Proposed single storey rear extension.**

Considered no objection.

b) P.A.22/00167/FUL, 7 Hexham Close, Owlsmoor



Erection of 1 no. 2 bed dwelling including new vehicular and pedestrian access and external steps.

Recommend refusal for the following reasons:

- i) The proposal 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 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).
- iii) The size and scale of the proposed new dwellings would be out of keeping with the design of nearby dwellings and would have an undesirable and unneighbourly impact on the overall appearance of the area. (20/18 amended)

**c) P.A.22/00263/FUL, 29 Horsham Road, Owlsmoor
Proposed first floor extension and loft conversion.**

Recommend refusal for the following reasons:

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

**d) P.A.22/00266/FUL, 3 Woodbine Close, Central Sandhurst
Proposed loft conversion with dormer to front.**

Considered no objection.

**e) P.A.22/00305/FUL, 4 Ryan Mount, Little Sandhurst & Wellington
Proposed single storey side extension following removal of existing garage. Raising of the roof with addition of two front and one rear dormers and front extension.**

Recommend refusal for the following reasons:

- i) The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking and turning space. (27/15).
- 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 and unneighbourly impact on the overall appearance of the area. (20/18)
- iii) The dormer construction of the size and design proposed would be out of character with the scale and proportions of the existing dwelling and detrimental to the visual amenities of the street scene. (20/20).

f) P.A.22/00283/FUL, Well Cottage, Lower Church Road, Little Sandhurst & Wellinto



Proposed new external decking, window and doors.

Considered no objection.

**g) P.A.22/00292/FUL, 35 Weaver Moss, Central Sandhurst
Proposed erection of single storey rear extension.**

Considered no objection.

**h) P.A.00355/RTD, Telecommunications mast Albion
Road/Yorktown Road, Central Sandhurst
Proposed slim line 16m high mast with wrap around cabinet at base,
3 no. additional ancillary equipment cabinets and associated
ancillary works.**

Considered no objection.

PLANNING APPLICATIONS (Agenda item 7)

The following applications were received and considered and it was

**RESOLVED
2663**

that the Committee would make comment as follows:

ACTION: DEO

**a) P.A.22/00323/FUL, 11 Yorktown Road, Little Sandhurst &
Wellington
Proposed erection of part single, part two-storey side and rear
extension following demolition of existing garage/workshop.**

Recommend refusal for the following reason:

- i) 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).

Observation:

The Members request clarification regarding the purpose of the workshop.

**b) P.A.22/00328/FUL, 7 Severn Close, Central Sandhurst
Erection of first floor rear/side extension and single storey rear
extension following demolition of conservatory.**

Considered no objection.

**c) P.A.22/00341/FUL, Sandhurst Little Lodge, Wokingham Road
Little Sandhurst & Wellington
Proposed erection of outbuilding.**

Considered no objection.

PLANNING APPLICATIONS (Agenda item 8)

The following applications were received and considered and it was



**RESOLVED
2664**

that the Committee would make comment as follows

**a) P.A.22/00345/FUL, 11 Harts Leap Close, Little Sandhurst & Wellington
Proposed single storey rear extension following removal of existing extension and conservatory.**

Considered no objection.

**c) P.A.22/00366/LDC, 18 Constable Way, College Town
Lawful development certificate for conversion of garage into utility room.**

Considered no objection.

**d) P.A.22/00350/FUL, 2 Church Road, Little Sandhurst & Wellington
Proposed erection of two storey front, side and rear elevation, following demolition of existing car port. Insertion of new dormer to second floor to rear elevation and new roof light over existing garage.**

Considered no objection.

**e) P.A.22/00356/FUL, 65 College Road, College Town
Proposed single storey rear extension, plus raising of existing roof to provide first floor accommodation and proposed drop kerb.**

Recommend refusal for the following reasons:

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

SIGNED AND DATED BY CHAIRMAN

