

27th November 2023

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 **8.10pm**.

PRESENT

Chairman: Cllr D Birch

Councillors: M Brossard, Mrs H Hill, Mrs L Quigg

IN ATTENDANCE

Martina O’Keeffe-Johnston (Deputy Executive Officer)

Cllr Mrs N Coppins (non-member of the Committee – identified at the beginning of the meeting)

APOLOGIES FOR ABSENCE (Agenda item 1)

Apologies were received from Cllr M Butcher, Cllr Mrs S Davenport, Cllr M Mossom, Cllr R Mossom, and Cllr P Widdowson.

MEMBERS’ INTERESTS (Agenda item 2)

No declarations of interest were received at this time.

MINUTES OF THE PLANNING COMMITTEE (Agenda item 3)

It was proposed by Cllr D Birch and seconded by Cllr H Hill and the following was

**RESOLVED
3106**

that the Minutes of the Planning Committee meeting held on 30th October 2023 were received as a true and correct record and be confirmed and signed by the chairman.

PLANNING APPLICATIONS (Agenda item 4)

The following applications were received and considered and it was

**RESOLVED
3107**

that the Committee would make comment as follows:

ACTION: DEO

**a) P.A.23/00685/FUL, 2 Hepworth Croft, Owlsmoor & College Town
Erection of single storey side and rear extension.**

Considered no objection.

**b) P.A 23/00691/FUL, Grove Farmhouse, Lower Sandhurst Road,
Sandhurst
Proposed erection of a replacement dwelling and garage following
demolition of existing buildings.**

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 impact on the overall appearance of the area. (20/18)



- ii) The proposal represents unplanned and piecemeal development in a predominantly rural area and would have an adverse effect on the character and appearance of the locality. (21/08)
- iii) The design structure, bulk and massing of the design and the broadness of the design is totally out of character with any other buildings in the area and would have a negative impact on a nearby Grade II listed barn as the visual impact of the design will be significant.

The members feel it is an inappropriate design in the Blackwater Valley Area of Special Landscape Importance (BVASLI).. The application cannot be supported as this would be contrary to policies CS8, EN20(i), EN10(i), EN8(iii), EN20(iii) and is contrary to the emerging BFBC Local Plan LP18 and NPPF (Section 12) Para 127 and 128 and NPPF (section 16) Heritage Assets.

PLANNING APPLICATIONS (Agenda item 5)

There were no Planning Applications for Sandhurst this week.

PLANNING APPLICATIONS (Agenda item 6)

The following applications were received and considered and it was

**RESOLVED
3108**

that the Committee would make comment as follows:

ACTION: DEO

**a) P.A.23/00720/FUL, 13 Maple Close, Sandhurst
Proposed erection of two storey side extension, single storey rear extension plus fenestration alterations.**

Considered no objection.

Observation:

Should the Local Planning Authority be mindful to approve the application, the members' request that the boundary trees be protected to limit the impact on the occupants of No 15 Maple Close.

**b) P.A.23/00755/PAH, Treetops, Whittle Close, Sandhurst
Proposed single storey rear extension with a flat roof and a parapet wall following the demolition of the existing conservatory.
Wall will be brick to match existing.**

Considered no objection.



**RESOLVED
3109**

PLANNING APPLICATIONS (Agenda item 7)

The following applications were received and considered and it was

that the Committee would make comment as follows:

ACTION: DEO

**a) P.A.23/00740/FUL, 13 Nightingale Gardens, Sandhurst
Proposed two storey side extension and single storey rear infill
extension.**

Considered no objection.

SIGNED AND DATED BY CHAIRMAN

