

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Monday 20th November 2017 at 7.30pm at the Inkpen Sports Pavilion.

Those attending were Mr K Evans (Chairman), Mrs C Jones, Mr. R May, Mrs M. Marriott, Mrs V Tomlinson, Mrs L Wild, Mrs J Wilson and Mrs. Keene (Parish Clerk). Also attending were the Ward Member, Mr J Cole and Mr Birdsey of Three Ways, Folly Rd.

1. Apologies were received from: the Ward Member Mr A Stansfeld who was unable to attend the meeting.

2. Minutes of the previous meeting

2.1 The Minutes of the previous meeting held on Wednesday 27th September 2017 were approved as a true record and signed by the Chairman.

3. Matters Arising:

3.1 Boundary Review: The public consultation had now closed. The Ward Councillor updated the meeting with the proposed format - it is assumed that a new boundary will be in place for the next election in 2019. The current proposal is for Boxford and Welford to remain within the Hungerford/Kintbury boundary and for Enborne to move into the Wash Common/Newbury boundary.

3.2 The Ward Councillor reported back on the Annual District Conference – police commission etc. street cleaning etc. WBC budget; Hungerford Library.

3.3 There was a discussion on the number of external lights that are illuminated at night on the dwelling at Three Ways, Folly Rd. This is contrary to the Inkpen Village Design Statement – see 6.5 and 8.5.

4. Declarations of Interest: *To remind members of the need to record the existence & nature of any Personal, disclosable, Pecuniary or other interests on the Agenda in accordance with the Code of Conduct.*

Councillor Tomlinson declared a personal interest in the planning application at Malt Cottage and remained at the meeting, Councillor Wild declared an interest in planning application at No 1 Haslewick, and remained at the meeting – neither were recorded as financial interests and were allowed to remain at the meeting.

5. Planning Applications:

17/02981 & 17/02982 Malt Cottage
Extension to chimney stacks and garage/Stone extension. Grade 2 Listed

Following discussion Councillors recorded: No objection

To protect the amenity of the area Councillors requested conditions placed on this application should include:

- No contractors vehicles parking on the highway – to prevent blocking local traffic and the public bus service.
- No external lighting without further approval - to preserve the dark night sky and avoid light pollution
- Restricted construction working hours - Monday to Friday with no weekend or Bank Holiday working

All of the above for the Grade 2 listing subject to the Conservation report.

17/03099 No1 Haslewick, Upper Green
Proposed extension and alterations.

Councillors recorded: No objection and requested the following conditions be added to protect the amenity of the area & to preserve peace and tranquillity of the AONB.

- a) No external lighting with a separate planning application – to preserve the dark night sky and avoid light pollution
- b) No contractor’s vehicles to be parked on the highway – all contractors are required to park on site - to prevent blocking local traffic and the public bus service.
- c) Contractors working hours are restricted to Mon/Friday with no weekend or Bank Holiday working –

6. Press Release: It was reported in the Newbury Weekly News that the CPRE (Campaign to Protect Rural England) and the NWD AONB that research had shown an 82% increase in new housing units given planning permission in England AONB in the past five years. The NPPF (National Planning Policy Framework) states ‘great weight should be given to conserving landscape and scenic beauty in AONBs which have the highest status of protection in relation to landscape and scenic beauty’. The research shows that the protection is not working e.g 100 new homes at Hungerford, south of the town.

6.1 Kintbury village (AONB) is under pressure to have further development .

6.2 Brownfield Registers: Sanctions are being considered to spur local authorities to prepare brownfield land registers to show where land is available for development. To note: The Housing & Planning Act 2017 required all LAs to prepare a ‘brownfield land register’ by the end of 2017 and display the findings on the website. Following the meeting the Ward Member James Cole confirmed that WBC is on track to have this completed by the statutory deadline set by government.

8. Planning Updates from WBC:

- 17/02440 Three Ways Folly Rd. – variation of condition 2 – Granted.
- 17/02514 Charlwood, Post Office Rd. Inkpen – Replace windows and garage conversion – Granted.
- 17/02601 No 3 Pound Cottages – two storey extension & alterations – Granted and linked to main dwelling.

7. Items for reference & information only: – all planning applications are considered against the framework of the Local Plan and the NPPF (National Planning Policy Framework) a) West Berkshire Core Strategy - Adoption 16th July 2012. b) Ref: National Planning Practice Guidance - new government planning website <http://planningguidance.planningportal.gov.uk> .

8. Any Other Business: None recorded

Meeting closed at 20.15 hrs:

Signed:..... Date:
