

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 25th May 2016 at 7.30pm at the Inkpen Sports Club

Those attending were: Mrs Wild (Vice Chairman), Mrs C Jones, Mr. R May, Mrs V Tomlinson, and Mr D Wilson, and Mrs. Keene (Parish Clerk). Mr J Bryant, Mr R Weeks, Mrs J Wilson and four residents also attended the meeting.

1. Apologies were received from: Mr K Evans, who was unable to attend the meeting.

2. Minutes of the previous meeting

2.1 The Minutes of the previous meeting held on Monday 14th December 2015 were approved as a true record and signed by the Vice Chairman.

3. Matters Arising:

None raised.

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.*

Mr David Wilson recorded a 'personal interest' for planning application for Meadow Bank, Lower Green. As the interest was personal and not financial, Mr Wilson remained at the meeting and was allowed to vote on the proposal.

5. Planning Applications

16/00928 Little Beech, Folly Rd. – proposed two storey side extension

Councillors recorded: No objection.

16/01067/House Thornton Cottage, Great Common

16/01067.LBC

Demolition of north extension and internal alterations to Cottage; Single storey link; erection of a pitched roof; external alterations to the former village stores outbuilding.

Following discussion Councillors recorded: No objection subject to the conservation officer's report.

Byway 47 should be kept clear of all construction vehicles. Prevention of light pollution from external lighting should be considered. Construction work should be confined to daylight hours 8 – 5 Mon/Friday with no week end working or Bank Holiday working to protect the amenity of the AONB area.

16/01210/House Meadow Bank, Lower Green

Remove existing roof to allow first floor extension with a pitched roof. Demolish existing store and lobby and erect a pitched roof to the remaining garage. New detached drive, parking and turning areas.

Councillors recorded: Objection.

Following discussion the following points were raised:

- the proposed overlooking windows to the East, adjacent to the neighbouring property, should be removed to maintain privacy for the adjoining property.
- the extension is disproportionate to the original dwelling > 50%
- bungalows are characteristic of the village and should be maintained to prevent removal of traditional village characteristics.
- current landscaping should be maintained to retain privacy of adjoining property

If this application receives approval the following conditions will apply:

- no external lighting to prevent light pollution in a dark area – NWD AONB amenity.

- contractors vehicles should not be allowed to park on the roadside and block the rural road.
- construction work should be confined to daylight hours 8 – 5 Mon/Friday with no week end working or Bank Holiday working to protect the amenity of the AONB area.

16/01120/House Bridgemans, Lower Green
 Extension to provide family room, kitchen, bathroom, utility room and bedroom.

Councillors recorded: Objection to the planning application.

Following discussion the following points were recorded on the proposed application:

- the plans submitted are almost identical to the previous application which was refused.
- this is a small heritage Grade 11 listed building which needs special consideration.
- the proposed extension would adversely affect the character of the locality due to their uncharacteristic setting.
- local character is harmed by the redevelopment, density and scale of the proposed extension.
- the surrounding area is characterised by dwellings sitting in large plots.
- it would create an impression of density in layout terms which fails to respect the character of the area.
- an adverse impact on the setting of the heritage asset.
- the proximity to the neighbouring property was considered disproportionate to maintain privacy.
- the proposed extension is uncharacteristic of the area where single properties are sited within the cartilage.
- the extension could be a stand -alone new dwelling.

The application does not accord with the NPPF:

i.e to make a positive contribution to the local character & distinctiveness or enhance the heritage asset.

If this application receives approval the following conditions will apply:

- no external lighting to prevent light pollution in a dark area – i.e NWD AONB.
- contractors vehicles should not be allowed to park on the roadside and block the rural road.
- construction work should be confined to daylight hours 8 – 5 Mon/Friday with no week end working or Bank Holiday working to protect the amenity of the AONB area.
- the extension should be linked to the main dwelling and not be considered as a separate residence in future.

6. Planning Updates from West Berkshire Council.

None for consideration.

7. Berkshire Core Strategy – adopted 16th July 2012.

For reference – all planning applications are considered against the framework of the Local Plan and national guidance: a) *West Berkshire Core Strategy* - Adoption 16th July 2012. b) *National Planning Practice Guidance*: <http://planningguidance.planningportal.gov.uk> . This guidance aims to set out in more detail and underpin the National Planning Policy Framework (NPPF) and covers 38 topics some 500 pages of guidance.

Meeting closed at 20.15 hrs:

Signed:..... Date:
