

**INKPEN PARISH COUNCIL  
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Tuesday 27<sup>th</sup> November 2018 at 7pm at the Inkpen Sports Pavilion.

**Those attending were,** Mrs V Tomlinson (Acting Chairman), Mrs C Jones, Mrs M. Marriott, Mr R May, Mrs J Edwards and Mrs. Keene (Parish Clerk). Also attending was Mr C Sumpter.

**1. Apologies received from:** Mrs Wild, Councillors James Cole & Anthony Stansfeld who were unable to attend.

**2. Minutes of the previous meeting**

The minutes of the previous meeting held on Wednesday 10<sup>th</sup> October 2018 were approved as a true record and signed by the Acting Chairman.

**3. Matters Arising:**

None

**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.*

None declared.

**5. Planning Application:**

NPPF 2018 : ‘The presumption in favour of sustainable development, does not routinely apply in protected landscapes including AONBs.

18/02582 House New Mill, Inkpen adjacent Parish – erection of a Hobbit House

Councillors recorded: No objection but request that an inspection is made to the parking layout of contractors vehicles on site, via the temporary access granted under 18/01056. It is hoped that the local situation can be looked into and resolved between the two parties.

This proposed construction is part of a larger project and includes the construction of the lake house, pool house, boat house, hobbit house and tree house in the heart of the AONB countryside. The cumulative impact on the countryside of the planning applications has created a high level of noise during construction which is detrimental to the amenity of the area.

The temporary access track (granted by WBC on 18/01056) to allow plant, equipment and materials has led to the degradation of agricultural land in the construction of a car parking area to hold some 40 cars adjacent to residential dwellings thus creating an unacceptable level of noise and loss of privacy to residents as construction work commences at 7am and continues relentlessly during the day.

18/02582 New Mill, Inkpen adjacent Parish – erection of a Tree House

Councillors recorded: No objection providing there is no external lighting to protect the amenity of the area, which benefits from dark night skies; the tree house remains incidental to the residential use of the main dwelling and does not become a separate dwelling for commercial use.

It is hoped that the local situation can be looked into and resolved between the two parties but this proposed construction is part of a larger project and includes the construction of the lake house, pool house, boat house, hobbit house and tree house in the heart of the AONB countryside. The cumulative impact on the countryside of the planning applications has created a high level of noise during construction which is detrimental to the amenity of the area.

The temporary access track (granted by WBC on 18/01056) to allow plant, equipment and materials has led to the degradation of agricultural land in the construction of a car parking area to hold some 40 cars adjacent to residential dwellings thus creating an unacceptable level of noise and loss of privacy to residents as construction work commences at 7am and continues relentlessly during the day.

1/02652 The Heddles, Weavers Lane, single storey extension/relocation of the garage

Councillors recorded: No objection

Councillors recorded: No objection providing the extension is ancillary to the main dwelling and at no time becomes a separate dwelling; no external lighting to prevent light pollution in a dark area; the entrance to the bridle path is not blocked during construction; construction is requested to be limited to Mon to Friday working and not on Bank Holidays or weekends to protect the amenity of the AONB area.

18/02993/LBC Manor Farm, Lower Green – erection of external covered staircase. Listed building and subject to the conservation officers report.

Councillors recorded: No objection

The Councillors request that:

- the listed building is approved by the conservation officer.
- the building is tied to the main dwelling and does not become a separate dwelling.
- a condition is required to prevent the use of external lighting, to preserve the amenity of the AONB area which is a dark sky area and to prevent light pollution.
- restricted working hours during construction on Monday to Friday with no weekend working or Bank Holiday working, to protect the amenity of the area.

6. West Berkshire Local Plan West Berkshire Local Plan Review to 2036 Consultation – closing date 21<sup>st</sup> Dec. The consultation takes account of Revised NPPF 2018-inc. criteria for settlement boundary review. <https://info.westberks.gov.uk/CHttpHandler.ashx?id=46409&p=0>

6.1 Councillors were encouraged to read Regulation 18 and forward comments to the Clerk for submission to WBC by the closing date;

**7. Planning updates:**

18/01755/FUL Hunters Way, Craven Rd.- proposed high fence – approved

The Clerk reported that following construction of the new replacement dwelling a total of 15 external lights had been fitted instead of the **four** which had been approved under planning consent 16/03339/COND2. This should be referred to the ‘enforcement officer’ for action.

**Action:** Clerk

18/02049/HOUSE FlaxLea Cottage, Ham – extensions with two part storey and part single storey extension to the side and the rear. – approved

**8. Items for reference & information only:** – all planning applications are considered against the framework of the Local Plan and the NPPF (National Planning Policy Framework 2018)

- a) West Berkshire Core Strategy - Adoption 16<sup>th</sup> July 2012. b) Ref: National Planning Practice Guidance - new government planning website <http://planningguidance.planningportal.gov.uk> .

**Meeting closed at 1945 hrs:**

Signed:..... Date: .....