

**INKPEN PARISH COUNCIL  
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 27<sup>th</sup> July 2016 at 7.30pm at the Inkpen Sports Club

**Those attending were:** Mr K Evans (Chairman), Mrs Wild (Vice Chairman), Mrs C Jones, Mr. R May, Mrs V Tomlinson, Mr D Wilson, and Mrs. Keene (Parish Clerk). Mr A Stansfeld, Mr Fowler (Agent), Mr Robinson, Mr R Weeks, Mrs J Wilson and one other resident also attended the meeting.

**1. Apologies were received from:** None recorded.

**2. Minutes of the previous meeting**

2.1 The Minutes of the previous meeting held on Wednesday 25<sup>th</sup> May 2016 were approved as a true record and signed by the 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.*

**5. Planning Applications**

16/01495 Little Cottage, Inkpen

Form extension to existing cottage consisting Garden Room at ground floor level with bedroom and ensuite over. Incorporate existing utility room ground floor extension.

Councillors recorded: No objection subject to the following conditions -

a) *Construction vehicles* for the proposed extension must not be allowed to block the highway, which is a public bus route and the site follows a dangerous blind bend. *Construction work* should be restricted within the hours of 8-5pm Mon to Friday with no weekend or Bank Holiday working. To protect the amenity of the AONB area

b) *No external lighting* should be approved to prevent light pollution in a dark area i.e NWD AONB

c) *All screening* must be preserved to diffuse the impact of the new build extension on the *Grade 2 heritage setting*.

16/01648/House Brays Cottage, Upper Green, Inkpen

Conversion of existing garage to create annex.

Councillors recorded: No objection subject to the following conditions -

- the annex must remain ancillary to the main dwelling and not used as a standalone dwelling or let for commercial use.

- the privacy of neighbours must be maintained and the overlooking window withdrawn, fixed or glazed.

- no external security lighting to be approved - to prevent light pollution in a dark area i.e NWD AONB

- construction work must not be allowed to block the highway and working hours restricted to 8-5pm Mon/Fri and no weekend or Bank Holiday working - to protect the amenity of the AONB area.

16/01588/House Wychwood Cottage, Upper Inkpen

Proposed double garage and machine store. Improvements to existing vehicular entrance- Bell Lane.

Councillors recorded: Objection and requested that the application is called to committee if the planning officer recommends approval.

1. The proposed double garage site is adjacent to two Grade 2 listed buildings and opposite the village pond - the impact of the modern construction on the 'heritage setting' would have a significant

overcrowding impact.

2. The landscaping and trees (willow) on site must be protected - tree officer to advise on protection. Trees and hedges are important to the AONB area - see Village Design Statement.

3. The proposed building is adjacent to the footpath, which is well used by residents and rambles in the area - a dominant structure will destroy the character and rural openness of the village giving a terraced effect from the roadway. Any removal or damage to trees will impact on the character and rural tranquility of the area.

If this application receives approval we request the following conditions are included:

- *no external security lighting* to be approved - to prevent light pollution in a dark area i.e NWD AONB
- *construction work must not be allowed to block the highway* and working hours restricted to 8-5pm Mon/Fri and no weekend or Bank Holiday working - to protect the amenity of the AONB area.
- *no construction parking* on the highway to restrict access of farm vehicles and visitor traffic.

**6. Extensions of residential curtilage in the countryside – ENV22 saved policy**

<http://info.westberks.gov.uk/CHttpHandler.ashx?id=36292&p=0>

6.1 Following discussion it was agreed that the Clerk should write to the Head of Planning, the Enforcement Officer and the Western Area Planning Team Leader to investigate urgently those properties who have extended their gardens, without planning permission, into agricultural land adjacent to their property. The lack of action, by the Local Authority, following written and verbal complaints, is frustrating. NPPF ‘Great weight should be given to conserving the landscape of the AONB which has the highest status of protection’.

**Action:** Clerk

**7. Noise – a statutory nuisance – unacceptable levels of noise**

( Environmental Protection Act 1990 & Environmental Health WBC)

7.1 A written complaint had been received by the Parish Council Chairman relating to unreasonable levels of noise during the early evening and night hours from the Crown & Garter public house. Despite numerous complaints to West Berks Licensing and Environmental Health, who set up mediation meetings, no progress has been made to lower the level of noise to neighbouring properties in the area.

7.2 Following discussion it was agreed that the Chairman would set up informal meetings and speak to both parties.

**Action:** Chairman

**8. Planning Updates:**

8.1 *Fleurmile, Upper Green:* Granted a Certificate of Lawfulness – proposed roof lights, not higher than the roof line.

8.2 *Bridgemans, Lower Green* – Extension refused – large in scale and proportions and harmful in its impact on the rural character of the site. Grade 2 listed cottage.

8.3 *Meadow Bank, Lower Green*– Extension granted – with conditions on landscaping. Included were the conditions requested by the Parish Council: no external lighting, protection of the trees, and a landscaping plan.

**9. Items for 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 16<sup>th</sup> July 2012. b) Ref: National Planning Practice Guidance - new government planning website

<http://planningguidance.planningportal.gov.uk> .

**Meeting closed at 20.15 hrs:**

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