

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 29th August 2018 at 7.30pm at the Inkpen Sports Pavilion.

Those attending were, Mrs V Tomlinson (Vice Chairman), Mrs C Jones, Mrs M. Marriott, Mr R May, Mrs J Wilson and Mrs. Keene (Parish Clerk).

1. Apologies received from: Mrs Wild and Councillor James Cole who were unable to attend.

2. Minutes of the previous meeting

The minutes of the previous meeting held on Monday 25th June 2018 were approved as a true record and signed by the Vice 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 recorded.

5. Planning Application:

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

18/01755/FUL Hunters Way, Lower Inkpen – proposed 183 cm high fence

Councillors recorded: No objection but would request the following as Inkpen is a designated AONB area with 'open countryside'.

- a) The existing width of Footpath 17 remains constant – the fence must be erected within the curtilage of the dwelling i.e protect and enhance public rights of way – NPPF 2018
- b) Access to FP17 is in dispute – access for neighbouring properties must be retained as per 1961 Conveyance record.
- c) Request that a landscaping plan is submitted to show how the impact of close bordered fencing can be diffused for the benefit of ramblers.
- d) This property borders the Wildlife Heritage area - please consider the European Union Habitats Directive to protect the area from the effects of development.

18/01900/LBC2 The Old Rectory, Lower Green

Replacement of side entrance door and step

Councillors recorded: No objection

18/02049/HOUSE Flax Lea, Ham Spray, Marlborough

Extensions of the dwelling with a part two storey and part single storey extension to the side and the rear

Councillors recorded: No objection unless the extension is greater than 50% of the existing footprint.

To protect the amenity and tranquility of the area:

- 1) No external lighting without further approval - to preserve the dark night sky and avoid light pollution.
- 2) Restricted construction working hours - Monday to Friday with no weekend or Bank Holiday working.

- 3) The construction will have a negative effect on the wildlife and therefore an ‘Appropriate Assessment’ is required to protect the area and to diffuse the impact of development on the AONB landscape.
- 4) To ensure protection of ‘protected species’ i.e bats.

7. Planning updates:

18/01194 New Mill, Inkpen, Hungerford

Two storey extension to the main house, a pool house, a lake and a boat house. GRANTED

18/01056/FUL New Mill, Inkpen, Hungerford GRANTED Tree House and Pergola removed.
Erection of Tree House, Hobbit House, Greenhouse, Pergola and temporary access track.

18/01217/COMIND Barn Stables & Tackroom, The Swan Meadows, Weavers Lane
Change the site from equestrian to agricultural. GRANTED

18/01378 Manor Farm, Inkpen - GRANTED

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 16th July 2012. b) Ref: National Planning Practice Guidance - new government planning website <http://planningguidance.planningportal.gov.uk> .

Meeting closed at 2015 hrs:

Signed:..... Date:

