

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on 13th September 2023 at 7.30pm.

Those attending the meeting were: Councillor Corne (Chairman), Councillors Bates, Durham, Fisher, Lester, Dr Thomas and Mrs. Keene (Parish Clerk).

Residents attending were:

Mrs. Atkins, Mr. Honey, Mr. Lee, Mrs. Marston, Mrs. Paine, Mr. Price, Mr. & Mrs. Shand, Ms. van Ammel, Mr. Walkinshaw plus one other.

1. Apologies were received from: Councillor Cox, who was unable to attend the meeting.

2.. 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.*

Councillors Corne, Durham, and Thomas declared a personal interest in Planning Applications for discussion but none were financial and all remained at the meeting.

3. Minutes of the last planning meeting held on 27th June 2023 were agreed and signed by the Chairman.

5. Planning Applications for consideration:

23/01951 House Cobwebs, Upper Green, Inkpen.
Convert previously approved pergola to extension.

Councillors recorded: No objection.

Concerns raised were: the extension may be disproportionate to the original footprint.

To protect the amenity of the AONB area it is requested:

- No construction work to take place at weekends, bank holidays
- No external lighting without prior approval to protect the dark sky and avoid light pollution
- Construction traffic must not block the highway which is a public bus route.

23/02002 House Manor Farm, Lower Green
Alterations to existing barn and associated vat mitigation

Councillors recorded: No objection but full protection of the protected bats.

To protect the amenity of the AONB area it is requested:

- No construction work to take place at weekends, bank holidays
- No external lighting without prior approval to protect the dark sky and avoid light pollution
- Construction traffic must not block the highway which is a public bus route.

23//01874 Foxglove Farm, Great Common, Inkpen
Application for approval of details reserved by condition 7 (Waste storage and disposal) of 12/02092/FUL – New, all-purpose barn .

Standing orders were suspended to allow residents to speak to Councillors and record views on the above planning application.

Following discussion, it was recorded:

- The overdevelopment of the Foxglove farm and its proximity to nearby residential dwelling.
- The impact of the volume of storage required: storage of manure and disposal of waste resulting from the 2 barns currently in use plus the addition of the proposed barn to house a further 900 pigs – Increasing the probability of 900+900+900 pigs.
- Environmental impact of the effluent flowing into the stream which runs along neighbouring dwellings and into the watercourse -the probability of pollution on the adjacent protected SSSI area in the AONB.
- Pollution seeping into the water table and stream.
- The information given does not address the impact of pollution and the Environment Agency needs to assess the cumulative effect of the intense farming agreed in prior planning applications plus the use of the proposed additional barn.
- Aggravated foul smell arising from the farm and the exaggerated squealing from animals kept in crowded conditions during hot and seasonal weather. Environmental Health are required to be involved

The Chairman thanked the residents for their comments.

Councillors recorded: Strong Objection as Condition 7 had not been satisfied.

Noted: A call-in had been requested by the Clerk to the Ward Member, Dennis Benneyworth, if the planning application was to be approved and he had spoken to the delegated officer at WBC. The Planning Officer was on annual leave for two weeks.

Residents were advised to comment on the planning application and submit written comments for consideration to the Planning Officer at West Berkshire Council as soon as possible. 10 submissions would ensure a further and wider discussion by the District Planning Committee.

The Chairman closed the meeting and thanked everyone for their contributions to the discussion.

Meeting closed at 20.30 hrs

Signed:..... Date:
