

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A virtual video conference meeting of the Planning Sub-Committee was held on 15th February 2021 at 7pm

Those attending the meeting were: Mrs Marriott (Chairman), Dr. Thomas, Mr Bates, Mrs. Edwards, Mr Hanna, Mrs Jones, Mr May, and Mrs. Keene (Parish Clerk).

Also present were: Mr Ashley Jones, Mr & Mrs Bidwell and Mr Gerhardt.

1. Apologies: No apologies were received.

The Chairman clarified the format of the meeting to Members and reminded them:

- the Parish Council is not a statutory consultee, but an advisory body where decisions are recommended by the West Berkshire planning officer in line with the local planning policy.
- decisions on planning applications must be unbiased and consistent with local planning policy
- declarations of interest must be declared if there is a personal or financial interest.
- councillors have been elected to represent the whole of Inkpen and not just a part of the village
- impartiality must be maintained at all times.

2. Minutes of the previous meeting

The minutes of the previous meeting held on 17th December 2020 were approved as a true record and had been displayed on the Parish website – no amendments were recorded to the draft. The chairman requested the Clerk to sign the draft minutes on her behalf as a result of the virtual video conference.

3. Matters Arising: It was confirmed that planning application 20/02745 for Knights Acre was approved at the last planning meeting for the widening of dormer windows.

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.*

Councillor Jones recorded a personal interest in the planning applications below for Knights Acre and Leyfield as both applicants were known to her.

Councillor Jones also recorded a personal and financial interest for the Trustees, in accordance with the Code of Conduct, as she had been working with the applicant for Leyfield for the building work at the Inkpen pavilion.

Councillor Jones proposed that comments following discussion on planning applications was approved before sending to WBC – Agreed.

5. Planning Application:

21/00073/House Knights Acre, Craven Rd. - formation of swimming pool

Declaration: Personal Interest recorded for Councillor Jones, who remained at the meeting but abstained from the vote, and Councillor Hanna who was included in the vote.

Councillors recorded: No objection subject to the following conditions:

- when excavations are about to start the archaeologist is requested to visit the site to ensure that any historic works are properly recorded - heritage items have in the past been discovered at this end of Inkpen.
- a noise assessment is required for the plant equipment to ensure that the noise level is not a nuisance in a quiet area - and to protect the amenity of the AONB.

- no construction work to take place at weekends and bank holidays - to protect the amenity of the AONB
- no construction parking on the highway to block the public bus service and local traffic and no external lighting without prior permission.

Action Point: The Clerk requested that Councillors record their Personal and Financial interests prior to the meeting to enable her to check if dispensation is required from WBC.

21/00233/FUL Leyfield, Post Office Rd, Upper Green – replacement dwelling, garage and associated works.

Declarations of Interest recorded: Personal interest declared: Councillor Jones, Bates and Hanna as the applicant is known to them – all remained at the meeting and were included in the vote.

Councillors recorded: No objection by majority 5:2.

Comments were recorded as follows:

No objections by Councillor Jones; Bates, Edwards, Hanna, May.

- High eco quality building proposed with straw bale construction and low energy
- Extended on existing footprint circa +20%
- Dwelling not overlooked and no nearby dwellings
- Current property needs improvement
- No merit in keeping the existing bungalow.
- People need double garages – the site can take it.

Objections by Mrs Marriott (Planning Chairman) and Dr Thomas

- The proposed dwelling is too dominant, too high and too large with 3 storeys plus the space over the double garage – with an overall increase of circa 100% .
- Proposed replacement for bungalow is too high with the dormer room in the loft
- Increased volume for replacement is too large
- Height, scale and mass is not acceptable and disproportionate to the original dwelling.
- Not consistent with similar applications.
- Bungalow had been previously extended in 1946 and a later loft conversion.
- Block plan shows the replacement garage is too large with a room above.

6. Planning updates from WBC:

None recorded.

The meeting closed at 8.30pm

7. Items for reference & information only: – all planning applications are considered against the framework of the Local Plan and the NPPF (National Planning Policy Framework 2019)

- 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 19.40 hrs

Signed:..... Date: