

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A virtual video conference meeting of the Planning Sub-Committee was held on 16th November 2020 at 7pm

Those attending the meeting were: Mrs Marriott (Chairman), Mr M Bates, Mrs J Edwards, Mr S Hanna, Mr R May (by telephone), Mrs C Jones, Dr D Thomas and Mrs. Keene (Parish Clerk).

1. Apologies: All Councillors were present.

2. Minutes of the previous meeting

The minutes of the previous meeting held on 5th February were approved as a true record and had been displayed on the Parish website – no objections were recorded.

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 2019: 'The presumption in favour of sustainable development, does not routinely apply in protected landscapes including AONBs.

20/02398/House Staddlestone Cottage, Heads Lane, Inkpen
Two storey rear extension

Councillors recorded: No objection

20/02566/Ful Manor Farm, Lower Green, Inkpen
Retrospective installation of ground source heat pump

Councillors recorded: No objection

20/02606 Park House, West Woodhay, Newbury - Adjacent Parish
Replacement dwelling which has been designed to Passivhaus standards
and landscape enhancements #

Councillors recorded: No objection

20/02630 Gallants View, Lower Green, Inkpen – Revised proposals for replacement
entrance porch, internal alterations, and extension to accommodate relocated kitchen
with dining area and additional bedroom and family bathroom.

Following the reduction in size on the amended plans.

Councillors recorded: No objection

NB Awaiting amended plans for the New Mill development.

Councillors recorded concern over the on-going construction and development at New Mill estate, which straddles the boundary of Kintbury and Inkpen, regarding the unacceptable noise levels and development on agricultural land,

6. Planning updates from WBC:

None recorded.

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 19.20 hrs

Signed:..... Date:

ANNEX 1

20/02630 Gallants View, Lower Green, Inkpen –

Revised proposals for replacement entrance porch, internal alterations, and extension to accommodate relocate kitchen with dining area and additional bedroom and family bathroom.

The above planning application was reviewed subject to further information becoming available i.e the proposed two storey extension will block the light of the neighbouring dwelling i.e loss of the amenity. Councillors reconsidered the planning application again and recorded electronically a majority vote:

Objection.

Ref. Housing site Allocations DPD (2006-2026) – an extension or alteration will be permitted providing that: iv) there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.

Para 4.48 the design of any development should be sympathetic to the existing dwelling.

Para 4.49 the scale, height and massing of an alteration or extension should appear subservient to the existing dwelling.

Para 4.54 Care will be exercised to ensure that a proposed extension will not give rise to increased overlooking, loss of light, be of an overbearing nature or have a serious adverse impact on habitable rooms of adjacent or adjoining properties.

Signed:..... Date:
