

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A virtual video conference meeting of the Planning Sub-Committee was held on 17th December 2020 at 7pm
Those attending the meeting were: Mrs Marriott (Chairman), Mr M Bates, Mrs J Edwards, Mr S Hanna, Mrs C Jones, Mr R May, and Mrs. Keene (Parish Clerk).

1. **Apologies:** Apologies were received from Dr D Thomas who was unable to be present at the meeting.

2. Minutes of the previous meeting

The minutes of the previous meeting held on 16th November were approved as a true record and had been displayed on the Parish website – no amendments were recorded to the draft.

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.

All councillors had been lobbied by email on planning applications for New Mill and Holly Cottage.

5. Planning Application:

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

20/00633/ FULMAJ New Mill - Variation to Condition 2

Application: 18/01194/ House - Two storey extension to the main house, a pool house, a lake house, and a boat house Amended plans:

1. Internal layout of facilities within the pool house
2. Pair of external stairwells
3. Ballustrade
4. Re-aligned ramp access road with stone-faced retaining walls
5. Temporary enabling sheet piling to be removed upon construction
6. Drainage system details
7. Reconstruction of walled garden walls
8. Amendments to footprint and internal layout

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 in the open countryside of the North Wessex Downs AONB. Construction and development has taken over 2yrs with some 17 planning applications submitted - this is unreasonable, and has caused considerable discomfort and distress to the adjacent dwellings who are subjected to unacceptable levels of construction noise.

Councillors recorded: Unanimous objection.

The following were taken into consideration:

- a) The above planning amendments represent an unreasonable number of alterations to the original proposals and the application should be **withdrawn** as an over development in a tranquil area and the destruction of valuable agricultural land.
- b) None of the above changes should be approved until the access to the site has been submitted and approved as traffic using the bridleway for heavy vehicles and construction is both destructive and unacceptable.

- c) Erection of a Folly within the walled garden. The Parish Council felt that they were not in a position to make a reasoned decision on this application without further and full information on relation to how the Folly will be used. Without proper and full information as to the use of the folly, the Parish Council can do nothing other than object to this application.

20/02677 Colnbrook House, Totterdown

Insertion of 8 dormer windows and conversion of second floor to habitable accommodation

Councillors recorded: No objection and no impact on the highway or neighbouring dwellings.

20/02745 Knights Acre, Craven Rd.

Councillors recorded: No objection

20/02825 Holly Tree Cottage, Lower Green

Proposed single storey and two storey rear extension. Replacement porch. Proposed detached home office/storage unit.

A strong objection from a neighbouring property had been received on the day of the planning meeting – the email had been circulated to Councillors prior to the meeting for information prior to consideration.

Councillors recorded a vote of 4:3: No objection subject to the following:

- a) No construction at weekends and Bank Holidays with limited hours of working on Monday to Friday – to protect the amenity of the AONB area.
- b) No external lighting to cause light pollution - to protect the amenity of the AONB
- c) All construction vehicles must be on site – not parked on the highway – to protect the amenity of the AONB area.

20/02897 New Mill, Inkpen Erection of a new folly building within walled garden

Councillors recorded\: Objection

See ref above (c) – The Parish Councillors require further information to make a decision.

The new Folly building and development is proposed on agricultural land in open countryside.

The ancillary requirements of heating and fitting of the boiler room is not disclosed and the proximity to neighbouring dwellings must be protected.

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 19.40 hrs

Signed:..... Date:
