

**INKPEN PARISH COUNCIL  
PLANNING SUB-COMMITTEE**

A virtual video conference meeting of the Planning Sub-Committee was held on 17<sup>th</sup> March 2021 at 7pm **Those attending the meeting were** Councillors: Mrs Marriott (Chairman), Mr Bates, Mrs. Edwards, Mr Hanna, Mrs Jones, Mr May, and Mrs. Keene (Parish Clerk).

1. **Apologies:** Dr.Thomas was not able to attend the meeting.

**2. Minutes of the previous meeting**

The minutes of the previous meeting held on 15<sup>th</sup> February 2021 were approved as a true record by six councillors and Councillor Jones asked for the following issues and concerns to be included in the minutes:

- a) Councillor Jones referred to her email of 23<sup>rd</sup> February where she had commented on the personal statement made by the Chairman, which was read out prior to the start of the last planning meeting, and stated that each planning application should be considered on its own merits and in her opinion, site visits were essential prior to a vote.
- b) Incorrect advice had been given to her and she did not have a ‘personal interest’ in Quill Cottage or any other of the planning applications and councillors had the right to vote as long as they *‘impartially exercise their responsibilities in the interests of the local community’*.
- c) Point 4 under Declaration of Interest: – she did not say she had a personal interest in the planning application submitted for Knights Acre and did not say she had a personal interest in the application for Leyfield, as she was working with the applicant on the pavilion renovation.

The Clerk clarified:

- ‘declarations of interest’ must be notified to the Clerk prior to the meeting to allow queries to be raised with the local authority legal team.
- the opening personal statement, referred to above, read by the Chairman at the last meeting was made before the start of the last meeting and before the meeting was open to the public. The Chairman’s words preceeding the statement were| - “before we start the meeting ....”

The Chairman recorded:

- that any ‘apparent bias’ in considering planning applications must be avoided and declarations recorded where appropriate.
- will consider the request to circulate her ‘personal statement’ to the meeting.

**Action:** The chairman requested the Clerk to sign the draft minutes on her behalf, as this was a video conference meeting, and record the issues raised by Councillor Jones above.

**3. Matters Arising:** None raised

**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.*

Planning applications for New Mill: Councillor Jones and Councillor Edwards recorded a personal interest.

Planning application for Manor Farm: Councillor Marriott recorded a personal interest.

**5. Enforcement:** Arising from the District Conference, attended by Councillor Marriott and the Parish Clerk, it was reported that a new member of the WBC enforcement team was to be recruited shortly.

This was welcome news for the Parish as in the past issues that had been reported to the enforcement team were not followed up due to insufficient staffing resource.

**6. Planning Application:**

**21/00333/Ful New Mill, Inkpen**

Retention of temporary access track for a further period until 31<sup>st</sup> December

Councillors' recorded: **Objection** for the reason given below:

a) The application seeks to regularise the track from New Mill boundary to the Bridlepath 44/2 and has been constructed without prior planning approval on agricultural land - and its retention is not acceptable. There are no 'exceptional circumstances' for this retrospective application for development in the AONB, which encourages the use of the bridleway for vehicle deliveries for the New Mill estate.

Councillors are not objecting to the retention of the temporary access track for a further period, from Rooksnest Rd. to the New Mill development, in order that construction of the site can continue and be completed in 2021. The land should be restored following completion of construction.

**21/00164/FUL New Mill, Inkpen**

Proposed boiler folly building and operational development including siting of six underground gas tanks and pipework (part retrospective) and new internal access track and repositioning of tennis court at New Mill and bridlepath cottage.

Councillors recorded: **Objection** - the following concerns were recorded:

- a) the siting of hazardous material and underground gas storage tanks adjacent to nearby houses.
- b) the perception of danger, explosion, excessive noise and risk to safety for the nearby dwellings.
- c) no justification for siting of the storage tanks on the outer perimeter of the site, which will necessitate continued use of the bridleway for lorry load deliveries, which is and would be totally unsuitable for delivery vehicles due to the width and nature of the bridlepath.
- d) the height of the boiler folly building is unknown and may be highly visible in the AONB.

**21//00360/LBC2 Manor Farm, Lower Green**

Retention of unauthorised works, removal of external staircase and installation of internal staircase, other internal works.

Councillors recorded: **No objection**

**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.

**7. Planning updates from WBC:**

None recorded.

**Items for reference & information only:**

Relevant planning policy: Local Plan and the NPPF (National Planning Policy Framework 2019) West Berkshire Core Strategy - Adoption 16<sup>th</sup> July 2012.

**Meeting closed at 19.40 hrs**

Signed:..... Date: .....