

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Monday 2nd November at 7.30pm at the Inkpen Sports Club

Those attending were: Dr Thomas (Acting Chairman), Mrs C Jones, Mr. R May, Mrs Tomlinson, and Mrs. Keene (Parish Clerk). Councillor Stansfeld and Mr John Bryant also attended the meeting.

1. Apologies were received from: Mrs Wild, Mr K Evans and Mr D Wilson, who were unable to attend the meeting. PCSO Joanna King also sent apologies.

2. Minutes of the previous meeting

2.1 The Minutes of the previous meeting held on Wednesday 23rd September 2015 were approved as a true record and signed by the Acting Chairman.

3. Matters Arising:

3.1 The planning application 15/01777 Greenacres, Lower Green is pending a decision by WBC.

3.2 15/02271 Marchwood, Lower Green. Removal of condition 6 had been granted by WBC. The clerk was asked to contact the enforcement officer as it was reported that the construction did not seem to be in line with the approved planning application.

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 recorded.

5. Planning Applications

15/02565 Firbank House, The Firs.
Installation of an air source heat pump

Councillors recorded: No objection subject to the level of noise emitted by the heat pump to be identified prior to a decision by WBC.

Councillors raised concerns and requested that the planning officer is satisfied that the noise level will not be a nuisance to adjacent properties. If granted this application should not set a precedent for the installation of noisy heat pumps in open countryside. To protect the amenity of the AONB .

Councillors request:

- a) No external lighting or security lighting – to protect the amenity of the dark area
- b) No installation or construction work at weekends or Bank Holidays. To protect the amenity of the area.

6. Planning Updates from West Berkshire Council.

15/02267 Folly Cottage, Weavers Lane, single storey extension - Granted

15/02271 Marchwood, Lower Green. Removal of condition 6 - Granted

15/02424 Wychwood Cottage, Upper Green, Double Garage & new entrance - Refused

7. Proposed Sites for New Homes:

WBC is meeting on 5th November in the Council Chamber to consider the Site Allocations Development Plan Document - if approved the consultation will be held between 9th November and 21st December 2015.

<http://info.westberks.gov.uk/index.aspx?articleid=31688>

The 27 sites proposed for development are listed on the Council website. The target of 10,500 dwellings has been scheduled for completion by 2026 (the old housing target given by the SE Plan some five years ago) and an additional number of dwellings will be required later to meet the new projected level of requirements for the area. The proposed AONB adjacent areas for development are : Kintbury 10 homes; Hungerford 100 homes

Following discussion concerns were raised about the proposed site at Long Copse Farm, Enborne for the Travelling Show people i.e possible abuse of the site, its proximity to Enborne Primary School, and future of the site if not required by the current travelling circus.

8. Berkshire Core Strategy – adopted 16th July 2012.

For reference – all planning applications are considered against the framework of the Local Plan and national guidance:

a) *West Berkshire Core Strategy* - Adoption 16th July 2012.

b) *National Planning Practice Guidance*: <http://planningguidance.planningportal.gov.uk> . This guidance aims to set out in more detail and underpin the National Planning Policy Framework (NPPF) and covers 38 topics some 500 pages of guidance.

9. AOB: Correspondence re Box Cottage, Lower Green

9.1 The Parish Clerk reported that she had received two emails from Catherine Woodall, a member of the Marlborough local history society, who had contacted English Heritage about Box Cottage, the Grade 11 listed building in Lower Green, Inkpen.

Extract from her email 10th September 2015:

“Listed buildings enjoy a special status in law and are protected from being destroyed and those that are in a poor state of repair are put on the English Heritage register of buildings that are at risk”.

The second email received on 21 October 2015, confirmed that Ms Woodall had contacted WBC Planning Dept. (historic buildings) to try to save the Grade 11 listed building – WBC had confirmed that they would contact the owner. Copies of both emails were passed to Councilor Robert May, as the owner of Box Cottage, the property in Lower Green to inform him of the correspondence.

No discussion followed, with the exception of identifying that Catherine Woodall is a walker, who enjoys walks around Inkpen.

Meeting closed at 20.00 hrs:

Signed:..... Date: