

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Tuesday 21st June 2022 at 7.30pm in the Inkpen Pavilion.

Those attending the meeting were: Councillor Bates (Chairman), Councillors: Edwards, Jones, Hanna, May, Marriott, Thomas and Mrs. Keene (Parish Clerk). Also attending: District Councillor Benneyworth and Mrs Bushnell.

1. Apologies were received from: None recorded.

2. Minutes of the previous meeting

The minutes of the previous meeting held on Thursday 19th May 2022 were agreed by Councillors to be a true record and signed by the Chairman.

3. Matters Arising: None recorded.

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 for consideration:

22/01391 Chase End, Craven Rd. Inkpen

Proposed car port, 2 story side extension with loft room, single storey wrap around side, front, rear extension, external render, replacement fascias and gutters, replacement windows and additional roof windows, conversion of existing garage, ground floor to provide additional studio space, small rear extension to garage to replace existing shed housing pool plant.

Councillors recorded: Objection by majority vote.

Issues noted:

- Inkpen has no settlement boundary and is classed as 'open countryside' for the proposed development
- the 'openness' of the area is compromised by the significant alterations/changes proposed, which fronts the main dwelling facing the highway. The proposed extension to the property is an overdevelopment in volume, scale and mass with an urban design, which is not sympathetic to the rural landscape of the AONB. it does not meet the requirement to 'enhance and conserve' the countryside.
- this proposal constitutes an overdevelopment of the site and overcrowding in density. The proposed extensions are disproportionate in scale to the original dwelling.
- any outside lighting will threatens the amenity of the area giving light pollution to a 'dark sky' area where residents are able to see the stars and galaxy formation. No external lighting without prior agreement- to protect the amenity of the area.

Any construction work and vehicles must not block the main entrance and exit to the village.

22/01471 No 16 Great Common, Inkpen

Proposed single storey extension and associated alterations following demolition of conservatory.

Councillors recorded: No objection

The following points were noted:

- The extension does not make a large impact on the street scene
- Consideration should be given to construction – no parking of construction vehicles on the highway which is a bus route and a main access for deliveries.
- Construction working hours to be limited with no Bank Holiday or weekend working to protect the amenity of the area.
- No external lighting without prior agreement – to protect the amenity of the AONB area.

Meeting closed at 20.15 hrs

Signed:..... Date:

DRAFT