

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Tuesday 22nd March 2022 at 7pm

Those attending the meeting were: Mrs Marriott (Chairman), Councillors Claire Jones, Jennie Edwards Simon Hanna, Robert May, David Thomas Mrs. Keene (Parish Clerk). Also attending were: Mr John Corne and Elise Payne and 1 representative from Fowler Associates.

1. **Apologies were received from:** Councillor Bates, and District Councillor Dennis Benneyworth, who were unable to attend the meeting but joined the discussion by video link.

23rd

2. **Minutes of the previous meeting**

The minutes of the previous meeting held on Wednesday 23rd February 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 Application:**

22/00141 Foxglove Farm, Great Common

Change of use from agricultural for use for leisure and tourism specifically for the provision of a glamping site that will provide 6 tents.

Objection - Councillors objected to the change of use from agricultural for the use of leisure and tourism. 4 objections recorded, 1 abstention and 1 no objection.

Objections raised were:

- this application conflicts with the NPPF in that it neither protects nor enhances the AONB
- this is prime agricultural farmland land which should be protected.
- the proposed development is thought not to be sustainable.
- the proposed development would be contrary to the national and local objectives for the reduction of climate change and greenhouse gases
- Inkpen is open countryside and has no settlement boundary and any development impacts on its rural character.
- This development would negatively compromise nature and conservation
- the proposed development would be detrimental to the peace and tranquility of the area and have a requirement for ancillary domestic services such as provisioning, waste disposal, sanitation, water, hard standing area for parking cars etc. Such services would impact on the rural road network.
- the proposed development would create noise and light pollution and be a nuisance to nearby residents.
- Access to the site via the Bridleway is unsuitable for increased traffic to the site – already well used by farm vehicles, delivery transit vehicles as well as many recreational walkers and ramblers.
- The proposal would set a precedent for much of the open countryside in the NWD AONB and destroy the rural charm & character of the area.

22/00240 Meadow Bank, Spray Rd

Single storey glass box extension, single storey porch extension, new garden wall, new dormer windows and replacement garage building.

Objection - Councillors recorded: Objections 5:1

Objections raised were:

- This is an overdevelopment of the site with an overly imposing structure which has been extended previously.
- The extension is disproportionate to the original dwelling which was a bungalow.
- Size and scale of development is not sympathetic to the character of the area
- The proposed location of the garage is too prominent, too close to the highway and would be a dominant feature.

22/00324 Beacon House, Upper Green

Erection of new outbuilding following removal of existing

Objection - Councillors recorded: 5 objections and 1 abstention

Objections raised:

- the erection of the new outbuilding is too close to the boundary of adjacent neighbouring properties (Beacon Cottage and Fluermile).
- the windows will overlook and be intrusive
- the increase in height will be overly imposing for adjacent properties
- windows will carry the light pollution and noise directly into neighbouring properties.

22/00339 Cobwebs, Upper Green

Single storey rear extension and covered patio

Objection - Councillors recorded: No Objection

Concerns recorded:

- Large increased footprint
- Disproportionate size relative to adjacent properties

22/00578/LBC & 22/00577 Windrush Cottage, Inkpen Rd.

No Objection - Proposed single storey rear extension

Councillors recorded: No objection subject to the Conservation Officer’s comments.

22/00679 No 4 The Old Sawmills, Inkpen

No Objection - Detached shed/garage to the side elevation

Councillors recorded: No objections.

6. Items for reference & information only: – all planning applications are considered against the framework of the Local Plan and the NPPF (National Planning Policy Framework 2021)

a) West Berkshire Core Strategy - Adoption 16th July 2012. b) Ref: National Planning Practice Guidance

Date of Annual Parish Meeting is 28th April 2022 at 7pm and

Annual Parish Council Meeting is 19th May 2022 at 7pm

Meeting closed at 20 hrs

Signed:..... Date:
