

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Monday 25th June 2018 at 7.30pm at the Inkpen Sports Pavilion.

Those attending were, Mrs V Tomlinson (Vice Chairman), Mrs M. Marriott, Mrs J Wilson and Mrs. Keene (Parish Clerk). Also attending were: Mr A Stansfeld, Ward Member and Mr Robin Brown, Land Agent for New Mill.

1. **Apologies received from:** Mrs C Jones, Mr. R May and Mrs Wild who were unable to attend.

2. Minutes of the previous meeting

The minutes of the previous meeting held on Thursday 31st May 2018 were approved as a true record and signed by the Vice Chairman.

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 recorded.

5. Planning Application:

NPPF: 'A presumption in favour of sustainable development'

18/01194 New Mill, Inkpen, Hungerford

Two storey extension to the main house, a pool house, a lake and a boat house.

Mr Brown outlined the planning application and responded to queries raised by councillors.

Councillors recorded: No objection but request the following conditions be taken into account particularly the European Union Habitats Directive to protect the area from the effects of development:

Habitat Regulations Assessment (HRA) - the construction will have a negative effect on the wildlife and and therefore an 'Appropriate Assessment' is required to protect the area and must precede any mitigation or compensation measures to diffuse the impact of development on the AONB landscape.

To protect the amenity and tranquility of the area:

- 1) No external lighting without further approval - to preserve the dark night sky and avoid light pollution. This reflects the Inkpen Village Design Statement – see 6.5 and 8.5.
- 2) Restricted construction working hours - Monday to Friday with no weekend or Bank Holiday working.

18/01378 Manor Farm, Inkpen

Councillors recorded: No objection but request the following conditions be taken into account and that the development is not used to provide a separate dwelling but tied to the main building.

And to protect the amenity and tranquility of the area:

- 1) No external lighting without further approval - to preserve the dark night sky and avoid light pollution. This reflects the Inkpen Village Design Statement – see 6.5 and 8.5.
- 2) Restricted construction working hours - Monday to Friday with no weekend or Bank Holiday working.

- 3) No restriction to the public footpaths during construction work as this is a well used route for walkers and ramblers.

7. Planning updates:

18/01217/COMIND Barn Stables & Tackroom, The Swan Meadows, Weavers Lane
Change the site from equestrian to agricultural. *Decision outstanding*
18/01056/FUL New Mill, Inkpen, Hungerford *Decision outstanding*
Erection of Tree House, Hobbit House, Greenhouse, Pergola and temporary access track.

8. Items for reference & information only: – all planning applications are considered against the framework of the Local Plan and the NPPF (National Planning Policy Framework) 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 2030 hrs:

Signed:..... Date:

DRAFT