

**INKPEN PARISH COUNCIL  
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 28<sup>th</sup> June 2017 at 7.30pm at the Inkpen Sports Pavilion.

**Those attending were** Mrs L Wild (Acting Chairman), Mrs C Jones, Mr. R May, Mrs M. Marriott, Mrs V Tomlinson, and Mrs. Keene (Parish Clerk).

**1. Apologies were received from:** Mr K Evans and Mrs J Wilson who were unable to attend.

**2. Minutes of the previous meeting**

2.1 The Minutes of the previous meeting held on Wednesday 5<sup>th</sup> April 2017 were approved as a true record and signed by the Chairman.

**3. Matters Arising:**

3.1 Arising from minutes of 24<sup>th</sup> August 2016: Noise, a statutory nuisance  
Mrs Tomlinson reported on the meeting held with the Manager and Event Manager at the Crown & Garter following recent complaints by neighbouring properties about the level of noise during the day and evening times. Following discussion, Mrs Tomlinson agreed to respond to the residents on the outcome of the meeting and hoped that the issues were now resolved. No further meetings are planned at this stage. It was noted that a Beer Festival is planned at the Crown & Garter in August.

**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.*

There were no declarations of interest.

**5. Planning Applications:**

17/01513/House - 12 Great Common, Inkpen

The removal of walls and roof of conservatory and the construction of single storey extension.

The replacement of windows and the application of a new render finish to the house

Councillors recorded: No objection and would request the following conditions:

- a) no external lighting - to protect the amenity of the area
- b) all construction workers must park on site and not block access to walkers and traffic - amenity of the AONB
- c) construction times are limited to 8-4pm Mon/Fri with no weekend working or bank holidays - to protect the amenity of the area.

17/01587/House The Briars, Heads Lane, Inkpen Common

Proposed single storey link to extension with internal alterations to existing dwelling and garage.

Councillors recorded: Objection - as the property has been extended by over 50% of the original footprint.

The Parish Council wish to be consistent with planning policy which allows extensions of up to 50% to dwellings in the countryside and can be regarded as disproportionate if greater than 50%. There has been a series of extensions to this semi detached property, which has sought to enlarge the property at each stage.

*If the planning officer approves this application the usual conditions should apply:*

- a) no external lighting - to protect the amenity of the area
- b) all construction workers must park on site and not block access to walkers and traffic - amenity of the AONB

c) construction times are limited to 8-4pm Mon/Fri with no weekend working or bank holidays - to protect the amenity of the area.

17/01654 The Old Paddocks, Heads Lane

Single storey extension to form bedroom, outside sitting area, utility room, porch and car port.

No objection subject to the following conditions:

- a) No external lighting without approval - to protect the amenity of the area - this is a dark area where residents value the night sky.
- b) No obstruction of the right of way - all contractors to use off the road parking and not block the path of walkers and ramblers - to protect the amenity of the area.
- c) Restricted working hours - 8-6 Monday to Friday, no weekend or Bank Holiday working - to protect the amenity of the area.

**6. Planning Updates from WBC:**

None reported.

**7. 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 16<sup>th</sup> July 2012. b) Ref: National Planning Practice Guidance - new government planning website <http://planningguidance.planningportal.gov.uk> .

**8. Any Other Business:**

8.1 The Clerk reported that the proposed 100 dwellings in the AONB, south of Hungerford off the Salisbury Rd. had been approved by the Western Area Planning Committee on 5.4.17 and as recommended by the Principle Planning Officer, Michael Butler. Hungerford Town Council had voted unanimously to proceed with a Judicial Review due to the proposed harm it would cause to the AONB.

8.2 Members were reminded that hedges were becoming overgrown to the extent that the rural roads were becoming very narrow and a danger when cars were passing in opposite directions . The Clerk will remind residents at the end of the ‘nesting season’.

8.3 Residents should be reminded not to block the grass verges with stones and markers – this is an illegal practice. Clerk to seek help from WBC.

**Meeting closed at 20.15 hrs:**

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