

**INKPEN PARISH COUNCIL  
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 5<sup>th</sup> April 2017 at 7.30pm at the Inkpen Sports Pavilion.

**Those attending were:** Mr K Evans (Chairman), Mr. R May, Mrs M.Marriott, Mrs V Tomlinson, Mrs J Wilson and Mrs. Keene (Parish Clerk). Dr David Thomas also attended the meeting.

**1. Apologies were received from:** Mrs C Jones, Mrs L Wild who were unable to attend.

**2. Minutes of the previous meeting**

2.1 The Minutes of the previous meeting held on Monday 13<sup>th</sup> February 2017 were approved as a true record and signed by the Chairman.

**3. Matters Arising:**

3.1 16/03345/FUL Hell Corner Farm, Kintbury - Removal of condition 4 agricultural occupancy of approved application. This application had been granted by WBC.

3.2 16/03526/House Black Latches, Heads Lane

Demolition of existing garage out-buildings and single storey house extensions, construction of part single, part two storey side and rear extensions to house. Construction of detached open fronted garage, alternation to drive access and associated works.

This application was still awaiting a decision as there were a number of outstanding issues to resolve.

**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:**

17/00426.Ful Hunters Way, Craven Rd.

Removal of condition 12 of application 15/00277

Councillors recorded: No objection

17/00481/House Cobwebs, Upper Green

Conversion of garage to utility room, new porch, rear single extension and new car port.

Car port removed by amendment.

Councillors recorded: No objection subject to the following conditions.

No external lighting on the building to preserve the character and appearance of the AONB, shall be erected without approval. Having regard to the setting of the development inappropriate external lighting would harm the special rural character of the locality. This condition is supported by the NPPF 2012 and the Policy CS14 of the West Berkshire Core Strategy 2006-2016 and the NWD AONB Management Plan.

No parking of construction vehicles on the highway to protect the amenity of the area. The roads are narrow and unauthorised parking will restrict and impede the passage of farm tractors and local traffic.

Protect the amenity of the area – Restrict the hours of working of construction to 8-5 Monday to Friday, with no weekend working or Bank Holiday working as this is a protected area of the NWD AONB

17/00561/House Brambledell, Folly Rd.  
Two storey side and rear extension

Councillors recorded: No objection subject to the following conditions:

No external lighting on the building to preserve the character and appearance of the AONB, shall be erected without approval. Having regard to the setting of the development inappropriate external lighting would harm the special rural character of the locality. This condition is supported by the NPPF 2012 and the Policy CS14 of the West Berkshire Core Strategy 2006-2016 and the NWD AONB Management Plan.

No parking of construction vehicles on the highway to protect the amenity of the area. The roads are narrow and unauthorised parking will restrict and impede the passage of the public bus service, school transport and local traffic.

Protect the amenity of the area – Restrict the hours of working of construction to 8-5 Monday to Friday, with no weekend working or Bank Holiday working as this is a protected area of the NWD AONB

**6. Planning Updates from WBC:**

See above under ‘matters arising’.

**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 had previously circulated a letter, dated 5<sup>th</sup> April 2017, from WBC Senior Engineer regarding the Maintenance of ‘Roadside Ditch, Post Office Rd. Inkpen’. Standing Orders were suspended to allow Dr Thomas to address the meeting. Following discussion it was agreed to write back to WBC before proceeding with the work required.

**Action:** Clerk

8.2. The Clerk reported that the Western Area Planning Committee meeting was to consider the proposed 100 dwellings in the AONB, south of Hungerford off the Salisbury Rd. Objections had been submitted by NWD AONB, CPRE Berkshire, Hungerford Town Council and circa 200 residents. (Afternote – the WBC Committee had voted on 5.4.17 to approve the application as recommended by the Principle Planning Officer, Michael Butler).

**Meeting closed at 20.15 hrs:**

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