

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Tuesday 12th March 2019 at 7.30pm at the Inkpen Sports Pavilion.

Those attending the meeting were: Mrs V Tomlinson (Acting Chairman), Mrs J Edwards, Mrs C Jones, Mrs M. Marriott, Mr. R May, and Mrs. Keene (Parish Clerk). Residents attending were: Mr Mark Bates and Mr David Lester and Councillors Cole and Davenport.

1. Apologies were received from: Mrs Wild was unable to attend.

2. Minutes of the previous meeting

The minutes of the previous meeting held on Tuesday 8th January 2019 were approved as a true record and signed by the Acting 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 declared.

5. Planning Application:

NPPF 2018: 'The presumption in favour of sustainable development, does not routinely apply in protected landscapes including AONBs.

19/00400/Ful Flax Lea, Ham Spray
Erection of mixed use building, part residential garage and part agricultural store.

Councillors recorded: Following discussion it was recorded as 'No objection'

19/00396/COMIND Memorial Playing Field, Post Office Rd.
General renovations and improvements including single storey extension to enlarge existing hall and storage facilities and associated works. (Awaiting a response from West Berkshire Council)

The Parish Council were advised that it was not appropriate to comment on the above application.

19/00305 Rochford House, The Firs, Inkpen
Raising the roof for boiler room extension and internal alterations.

Councillors recorded: No objection.

6. Planning updates from WBC: None recorded

7. Items listed for comment:

a) 15/00277/Ful & 16/0339 Hunters Way, Craven Rd. – Councillor Cole was requested to refer the planning applications to the Enforcement Officer as **15 external lights** had been constructed on the front of the new dwelling – conditional approval was given by the planning officer for only **4 external lights for security.**

This is a sensitive area with intrinsically dark night sky and any light pollution is unacceptable – there is already a wide glass frontage, which illuminates the dwelling at night. Potential light from 15 external lights on the front of the dwelling will have a serious impact on the character of the area. The additional lighting should be removed to comply with the approval given by the WBC Planning Dept.

b) Concerns raised on the development at New Mill.

The issues raised to be followed up by Councillor Cole are:

a) the agricultural land that is being used for contractors car parking - up to 40 cars are parked on site.

We understand the clearance of this site is being discussed.

b) the temporary access that has been created along Rooksnest Rd. Is this to be permanent or temporary (how long?)

c) the gigantic tall crane, which is illuminated at night. How long will this be in place?

d) the upsurge of lorry traffic using the rural roads & the congestion caused via Kintbury village.

As members are aware this site falls within the AONB (Area of Outstanding Natural Beauty) and has been afforded greater protection by Government under the NPPF (National Planning Policy Framework) and enjoys peace and tranquillity - the presumption in favour of sustainable development does not routinely apply in protected landscapes.

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 2018)

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 1930 hrs:

Signed:..... Date: