

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Monday 13th February 2017 at 7.30pm at the Inkpen Sports Pavilion.

Those attending were: Mr K Evans (Chairman), Mrs C Jones, Mr. R May, Mrs M.Marriott, Mrs V Tomlinson and Mrs. Keene (Parish Clerk).

1. Apologies were received from: Mrs L Wild 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 11th January 2017 were approved as a true record and signed by the Chairman.

3. Matters Arising:

Extensions of residential curtilage in the countryside – ENV22 saved policy

3.1 There was no update from Councillor James Cole on his visit to the Enforcement Officer re the residential extensions and encroachment of the countryside. The Clerk reported that an article in the local paper had stated that there was concern over the lack of enforcement of planning laws i.e the reduced level of planning enforcement staffing resource at West Berkshire Council means that the team could no longer afford to routinely investigate all breaches of planning law (NWN 9th February 2017). Following discussion, Councillors agreed that the situation was alarming.

3.2 The Red Telephone Box at the Crown & Garter: the clerk reported that a response had been submitted to WBC before the closing date, but BT had later confirmed that the land on which the telephone box stood was owned by the Crown & Garter. The Clerk had contacted the owner of the public house and she was content to liaise directly with BT. No further action required by the Parish Council.

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

16/03345/FUL Hell Corner Farm, Kintbury

Removal of condition 4 agricultural occupancy of approved application.

The Clerk confirmed that there were five objections showing on the WBC website. Kintbury Parish Council had recorded an 'objection' to the application and Inkpen was required to record a view as the adjoining parish.

Following discussion Councillors considered that Condition 4 related to the original permission granted to sustain the agricultural business and to tie the dwelling to that condition. The AONB is a protected area - the construction of an additional dwelling would not have been granted without 'exception conditions'. This remains an agricultural holding and the condition should be retained.

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.

- Councillors recorded: The Parish Council is unable to determine from the information supplied if the extension is >50% - if the extension is greater than 50% the Parish Council recorded: **Objection.** The Parish Council has regard for the Supplementary Planning Guidance: Replacement Dwellings & Extensions to Dwellings in the Countryside 2004 (SPG) where it advises that an increase in floorspace of more than 50% would be disproportionate.

If this application is approved by the planning officer, Inkpen Parish Council wishes the following to be taken into consideration:

- All trees, hedgerows and shrubs are protected. (*Policy CS19 seeks to ensure that the diversity and distinctiveness of the landscape character is conserved and enhanced*).
- No external lighting of the building to be approved or erected which would harm the special rural character of the locality - to protect the amenity of the dark area. (*National Planning Policy Framework 2012 & Policy CS14 WBC Core Strategy 2006-2026*)
- No construction vehicles are allowed to block the narrow road at Heads Lane or beyond - maintain free access to footpath 30.
- All construction work is limited to the hours of 8-5 Mon/Friday, with no Sunday or bank holiday working - to protect the amenity of the area.
- A full ecological report is sought.

16/03219/Ful Knights Acre, Craven Rd. Inkpen

Amended plans had been submitted to WBC and the tennis court had been relocated on the site with amended planting details. It is still planned for development on agricultural land. Following discussion it was agreed that the Clerk should repeat the objection to the amended plans.

6. Planning Updates from WBC:

16/03339/Cond2: Hunters Way, Craven Rd.
Removal of condition 2 re 15 external lights on the proposed dwelling. Additional installation of solar panels requested.

The Clerk reported that permission for four external lights had been granted. The application for solar panels had been withdrawn.

Bridgemans, Lower Green – extension to the Grade 2 listed property had been granted on Appeal.

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

8. Any Other Business: The Clerk reported on the Housing White Paper 2017 published on 7th February 2017.

Meeting closed at 20.15 hrs:

Signed:..... Date:
