

**INKPEN PARISH COUNCIL  
PLANNING SUB-COMMITTEE**

A virtual video conference meeting of the Planning Sub-Committee was held on 13<sup>th</sup> April 2021 at 7pm  
**Those attending the meeting were** Councillors: Mrs Marriott (Chairman), Mr Bates, Mr Hanna, Mrs Jones, Mr May, Dr. Thomas and Mrs. Keene (Parish Clerk).

**1. Apologies:** Mrs. Edwards was not able to attend the meeting.

The Parish Council Chairman, Dr Thomas, paid tribute to former colleague David Wilson, who had served as Councillor on the Parish Council for many years and who passed away at the weekend. He recorded thanks for his continued support and extended sympathy and support to Jennie on her bereavement.

**2. Minutes of the previous meeting**

The minutes were approved as a true record.

It was noted that 'retrospective applications' were not acceptable and a note should be added to the planning application for Manor Farm.

Councillor Bates stated that personal statements should not be cited if not 'planning policy'.

**Action:** The chairman requested the Clerk to sign the draft minutes on her behalf, as this was a video conference meeting, and to record the issues raised by Councillor Jones above.

**3. Matters Arising:**

**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:**

**21/00632/FULD Broadway Copse, Sadlers Rd.** – Conversion of stable buildings to single dwelling.

Councillors recorded: Unanimous objection

The following comments support the objection:

- Councillors challenged the conversion of 'redundant stables' as the demand for stabling in the area is high, where many own horses. In this location there is especially high demand, due to easy access to bridle paths, without using the main highway and where there are fields and a riding school area close to stables.
- construction of a residential dwelling is an inappropriate encroachment into the open AONB countryside.
- the application is the disproportionate increase in scale, bulk and massing compared to the current stable block.
- the area is currently open agricultural land, which requires an environmental assessment to establish harm to the AONB and the natural habitat.
- removal of one of the countryside special, but normal, rural features which makes a contribution to the local character of the AONB.
- the application will set a precedent.
- the proposed domestic dwelling will increase the light pollution, in a rural dark sky area, with the proposed increase of new glazing, glazed french windows, bi-fold doors and the glazed link between the two buildings.
- the proposed additional roof height would be more visible in the landscape than the existing stables.

**21/00576 Chase End, Craven Rd. Inkpen** – Construction of two bay garage/workshop office  
The following points were recorded to support the objection:

- the 'openness' of the area is compromised by a proposed 'second' building, which fronts the main dwelling facing the highway.
- the proposed two bay garage/workshop is replicated on the opposite side of the frontage by an existing double garage with studio above.
- this proposal constitutes an overdevelopment of the site and overcrowding in density, where adjacent dwellings lay well distanced from the roadside.
- outside lighting is requested on the application which threatens the amenity of the area giving light pollution to a 'dark sky' area where residents are able to see the stars and galaxy formation.
- the first-floor window overlooks the neighbouring dwelling affecting the privacy of the adjacent neighbours.

**21/00611 Moss Farm, Craven Rd. Inkpen** – Convert redundant sables to home office & gym  
Councillors recorded: No Objection

If this application is granted the following conditions should be considered:

- no external lighting to protect the amenity of the area
- no construction vehicles to block the highway and restrict the flow of traffic or the public bus service
- no construction working on Bank holidays and weekends.

**21/00600/LBC2 Malt Cottage, Upper Green, Inkpen** – Undertake essential structural works to decayed timber framing

Councillors recorded: No objection subject to the conservation officer's approval.

**7. Planning updates from WBC:**

21/00233 Leyfield, Upper Green, Inkpen – planning application withdrawn

**Items for reference & information only:**

Relevant planning policy: Local Plan and the NPPF (National Planning Policy Framework 2019)  
West Berkshire Core Strategy - Adoption 16<sup>th</sup> July 2012.

**Meeting closed at 19.45 hrs**

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