

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Monday 13th May 2024 at 7.30pm at Inkpen Village Hall.

Those attending the meeting were: Councillors Corne (Chairman), Bates, Cox, Durham, Fisher, Lester, Thomas and Mrs Keene, Clerk to Inkpen Parish Council.

Residents attending: Mr & Mrs Colquhoun plus one other female resident.

1. Apologies were received from: No apologies.

2. 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.

3. Draft Minutes and Matters Arising from the last planning meeting held on 4th April 2024 were agreed and signed by the Chairman.

3.1 The Chairman reported that there had been no decision on Foxglove Farm.

4. Planning applications considered:

24/00671/House Little Cottage, Inkpen & 24/00720/LBC
Proposed alterations & Extension to Little Cottage and Replacement Detached
Garage Building.

Following discussion, Councillors recorded a unanimous vote of Objection.

Concerns raised were: it is an overdevelopment of the plot and disproportionate to the original footprint. Conservation of the Grade 2 listed building has significant heritage value. The impact will dominate the adjacent footpath and be overbearing to ramblers and walkers in the area.

No external lighting should be allowed to illuminate the dark night sky – to protect the amenity of the AONB landscape. No construction work should impede the public bus route and school bus.

24/00767/House The Old Rickyard, Lower Green, Inkpen
Formation of swimming pool.

Councillors recorded: No objection with reservations on the noise arising from the plant equipment. The site falls within the conservation area and is a very quiet area of the rural AONB countryside and noise mitigation is requested. The house has been extended extensively over the last few years and a full landscaping is required to diffuse the additional building work.

No external lighting should be erected without permission. All construction work should be limited to protect the amenity of the area - no construction work at weekends and Bank Holidays.

24/00829/House The Old Rickyard, Lower Green, Inkpen
Erection of single storey rear extension and flat roof link extension. Insertion of
enlarged window to serve ground floor toilet.

Councillors recorded: No objection by a majority vote.

This is a conservation area. The house has been extended extensively over the last few years a full landscaping plan is required to diffuse the additional building work.

No external lighting should be erected without permission. All construction work should be limited to protect the amenity of the area – no construction work at weekends and Bank Holidays.

24/00871/House Trapps Hill Cottage, Trapps Hill, Inkpen
Demolition of existing rear extensions, garage and home office. New two storey rear and side extension with new open porch. New garage with store over. New landscaping work.

Councillors recorded: Strong objection

This is an overly massive extension. Totally disproportionate to the original dwelling. This area is a haven for wildlife and has close proximity to Inkpen Common. The proposed building extension should be minimal as this cottage has a significant heritage value to the community.

No construction should take place at weekends or Bank holidays and no external lighting to protect the amenity of the AONB and nocturnal wildlife of the area.

The Meeting closed at 8.15pm

Signed:..... Date:

DRAFT