

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 23rd November 2016 at 7.30pm at the Inkpen Sports Club

Those attending were: Mr K Evans (Chairman), Mrs C Jones, Mr. R May, Mrs M. Marriott, Mrs V Tomlinson, Mrs Wild, Mrs J Wilson and Mrs. Keene (Parish Clerk). Mr Robinson, Mrs Withers & one other resident, and Mr A Stansfeld also attended the meeting.

1. Apologies were received from: None.

2. Minutes of the previous meeting

2.1 The Minutes of the previous meeting held on Wednesday 28th September 2016 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 It was confirmed that a reply had not been received from the enforcement officer following a further request to follow up and inspect the land again adjacent to properties at The Old Sawmills. It was feared that other residents would extend their residential curtilage and set a precedent.

3.2 Following discussion Mr Stansfeld and Councillors agreed that a further enquiry should be made to WBC.

Action: Clerk to make contact with WBC. Action completed.

3.3 Heritage: The archaeologist and Planning team had requested a slot at the next meeting to speak to Councillors. It was agreed to invite them to the January meeting – 11th January 2017.

Action: Clerk

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 Applications

16/02758 Little Mead, Lower Green – double garage.

Following discussion Councillors recorded: No Objection but raised a query on the proximity to the neighbouring dwelling. Councillors would request the following conditions if this application is granted:

- a) No contractors parking on the highway as this is a bus route and a very narrow stretch of road.
- b) Construction work should be limited to working Mon/Friday 8.30am to 5pm with no weekend working or Bank Holiday working - to protect the amenity of the AONB.
- c) No security lighting - to protect the amenity of the area and to avoid light pollution.

16/02659/House Little Cottage, Inkpen
Form extension to existing cottage consisting bedroom with en-suite at ground floor level.

Following discussion it was recorded that Little Cottage was one of two Grade 2 listed dwellings originally forming part of the Windrush estate. It was felt that the current dwelling was unsuitable for conversion due to its proximity to the road and position in the AONB.

Councillors recorded: No objection but request the following conditions to protect the amenity of the area:

1. No construction vehicles should block the highway as it is a popular route for walkers and ramblers, a public service bus and school bus route.
2. No external security lighting to protect the dark sky and amenity of the area.
3. No building or construction work should be allowed evenings and weekends/bank holidays to protect the amenity of the area.

To consider the removal of the Red Telephone Box at the Crown & Garter
BTPT 01488 668205

Standing Orders were suspended to allow Mrs Withers to address the Committee.

Following discussion it was recorded:

- a) This is the only remaining public land line in Inkpen for use by visitors walkers, ramblers, and residents who need help in an emergency and when mobile coverage is nonexistent or poor.
- b) 10 calls were made in the past year – these may have been emergency calls
- c) Inkpen should protect the heritage telephone box

It was agreed that the clerk should request for BT to ‘continue’ the coverage in Inkpen as a first option and only consider ‘adoption’ as a last resort.

Action: Clerk to contact WBC before the closing date of 23rd January 2017.

8. Planning Updates from WBC:

8.1 16/02267/Ful Hunters Way, Craven Rd - Erection of a new single storey outbuilding on an existing concrete hard standing within a wildlife site to provide a replacement bat roost and equipment store for the enhancement & maintenance of the local wildlife site. Granted.

8.2 16/02239/House The Briars, Heads Lane; ground floor & first floor . Granted.

9. 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> .

Meeting closed at 20.15 hrs:

Signed:..... Date: