

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 23rd February 2022 at 7pm

Those attending the meeting were: Mrs Marriott (Chairman), Mr M Bates, Mr R May, Dr Thomas by Zoom and Mrs. Keene (Parish Clerk). Mr Mark Pettit, from Fowler Architecture & Planning, attended the meeting by Zoom and residents Mr & Mrs G Wilson.

1. **Apologies were received from:** Councillor Jones, Edwards and Hanna, were unable to attend the meeting.

2. Minutes of the previous meeting

The minutes of the previous meeting held on Wednesday 26th January 2022 were agreed by Councillors to be a true record.

3. **Matters Arising:** None recorded.

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:

22/00190 1 Pound Cottages, Lower Green

Proposed dormer window to north roof face and raise height of chimney

Councillors recorded: 3 No objection with one objection

Concerns listed were:

- The additional window overlooks the neighbouring property and obscured glass should be used to ensure privacy.
- No construction traffic to block the narrow highway which features a dangerous bend in the road with no pavement for walkers.
- No construction at weekends and Bank Holidays - to protect the amenity of the AONB area.

22/00206 Walbury Cottage, Post Office Rd Inkpen

Removal of existing dwelling and garage. Erection of replacement dwelling and garage with associated parking, turning, landscaping, private amenity space and access.

Councillors recorded: 3 No objection with one objection

Concerns listed were:

- Inkpen has no settlement boundary and this development is in open countryside and relies on maintaining its green infrastructure, openness and rural character.
- The rural siting relies upon maintaining the trees, with an appropriate buffer between them and construction (tree officer to advise), and maintaining the hedgerow to diffuse the impact of the enlarged development.
- the proposed development is disproportionate to the original- with 5 bedrooms - and floor space is approx 95% increase on the original.
- No external lighting without prior agreement - to preserve the amenity of the dark area
- No construction at weekends and Bank holidays to preserve the amenity of the area.
- Maintenance of the footpaths and bridleway – to be free from construction traffic.

22/00224 Knights Acre, Craven Rd. Inkpen - revised summerhouse and associated works
(revision of 21/01132)

Councillors recorded: No objection

22/00226 The Glen, Craven Rd. new roof and lowered eaves to existing garage with conversion of roof space to home office

Councillors recorded: Objection

Concerns recorded were:

- the proposed development compromises the openness of the area and will impact on the street scene - other dwellings along that stretch of the highway are set back from the road.
- Inkpen is an area in open countryside, the proposed increased of height of the single-story garage is too close to the road and would be a dominant feature impacting on the rural landscape.
- lighting from the proposed office, above the garage, would overspill into the dark countryside.

6. Items for reference & information only: – all planning applications are considered against the framework of the Local Plan and the NPPF (National Planning Policy Framework 2021)

- a) West Berkshire Core Strategy - Adoption 16th July 2012.
- b) Ref: National Planning Practice Guidance

Meeting closed at 20 hrs

Signed:..... Date:

