

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 24th November 2021 at 7pm at the Inkpen Pavilion.

Those attending the meeting were: Mrs M Marriott (Chairman), Mr M Bates, Mr R May and joined by Councillor Thomas & Councillor Hanna by Zoom as they were isolating, and Mrs. Keene (Parish Clerk).

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

2. Minutes of the previous meeting

The minutes of the previous meeting held Monday 1st November 2021 were approved as a true record and signed by the Chairman.

3. Matters Arising: None

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.

5. Planning Application:

NPPF: 'The presumption in favour of sustainable development, does not routinely apply in protected landscapes including AONBs.

21/02616/Cert Brookfield, Post Office Rd. Inkpen
- Use of land for in in excess of ten years as residential garden,
Certificate of lawfulness

Councillors recorded: Objection

Councillors were agreed that this paddock land has historically been recognised as 'paddock' and should be preserved as part of the open countryside of Inkpen.

Residents and Councillors are agreed that this is not part of the garden of Brookside and should not be included as such. Any domestic mowing of the paddock area should cease.

21/02701/House Totterdown Lodge - demolition of existing single storey side extensions
and rear conservatory and erection of two single storey side and a single storey rear extension long with the full refurbishment of the house

Councillors recorded: No Objection

For consideration: To protect the amenity of the area

- no external lighting without prior notification - as part of the NWD AONB this parish is a dark sky area.

- restricted construction working at weekends and no bank holiday working to interrupt the tranquility of the AONB.

21/02814/FULMAJ Windrush - new swimming pool and store

Following discussion Councillors recorded: No objection.

Items for considerations were recorded:

- this is an overly large-scale development in open countryside in the NWD AONB and to fill the pool it will impact on the water supply, which is pumped uphill to Inkpen from the Kintbury pumping station for residents' use.

- the shed has increased in size substantially and its development will have an environmental impact. The store should be restricted to the main dwelling and at no point should it become a separate dwelling.

- no external lighting without planning permission to preserve the amenity of the area.

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 - new government planning website

<http://planningguidance.planningportal.gov.uk> .

Meeting closed at 19.20 hrs

Signed:..... Date:

DRAFT