

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held remotely on Wednesday 26th January 2022 at 7pm 9.12.21 A Scheme of Delegation was approved, which allows the Clerk to implement recommendations made by Councillors informally via a remote meeting. This is a temporary measure until the Council returns to formal in-person meetings.

Those attending the meeting were: Dr. Thomas (Chairman), Mr M Bates, Mrs C Jones, Mr S Hanna, Mr R May and Mrs. Keene (Parish Clerk). Mr Ashley Jones attended the Zoom meeting.

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

2. Minutes of the previous meeting

The minutes of the previous meeting held Thursday 16th December 2021 were recommended by Councillors to be a true record and signed by the Clerk.

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:

21/03131 Charlwood, Post Office Rd. = proposed double garage at the front of the site.

Councillors raised concerns:

The proposed double garage at the front of the site will substantially impact on the openness of the village landscape and character and it changes the building line of adjacent properties, which are set back within the building plot. It would set a precedent for other properties

By a majority recommendation the Councillors recorded: no objection but wish to protect the amenity of the area:

- no external lighting to impact on the dark sky without prior consultation
- no construction work at weekends or bank holidays in the AONB
- no construction vehicles to park on the highway which is a public and school bus route

21/03130 Charlwood, Post Office Rd - Hall extension and proposed new Porch. Garage doors to be changed to french patio doors and a window

Councillors recommended: No objection subject to the protection of the area:

- no external lighting to impact on the dark sky without prior consultation
- no construction work at weekends or bank holidays in the AONB
- no construction vehicles to park on the highway which is a public and school bus route

21/03181/House, Rowan Lodge, Post Office Rd - proposed indoor swimming pool and home gym

Councillors recommended: No objection but raised the following issues:

- a) the construction of the swimming pool occupies a substantial part of the garden and makes an impact on the openness of the area
- b) the construction should be restricted to family use only and not become an additional residential dwelling.
- c) to protect the amenity of the area:
 - no exterior lighting without further consultation
 - no construction vehicles parked on the highway to block the bus route and local traffic
 - no construction work at weekends or bank holidays

21/03203/House Copse View, Folly Rd - to revise the layout and approved design to add two dormer windows to the front elevation, bring the garage front wall forward and extend the roof over the whole building. No increase in the ridge height.

Councillors considered the above planning application and recommended: No objection

Councillors would be grateful if the following could be recorded to protect the amenity of the area

AONB:

- a) no external lighting without prior consultation
- b) all construction vehicles are parked on site as the highway is a public bus route
- c) all construction work is M/F with no working weekends or bank holidays

21/03251/House Quill Cottage, Craven Rd. - Single storey rear infill extension and side garage replacement, internal reconfiguration and alterations and re positioning of external door. Window replacement, external cladding, and additional porch.

Councillors considered the above planning application and recommended: No objection

Councillors would be grateful if the following could be recorded to protect the amenity of the area

AONB:

- a) no external lighting without prior consultation
- b) all construction vehicles are parked on site as the highway is a public bus route
- c) all construction work is M/F with no working weekends or bank holidays

21/03278/House Jangles, Inkpen - Addition of first floor balcony to south east elevation and external works.

Councillors considered the above planning application and recommended: No objection

Councillors would be grateful if the following could be recorded to protect the amenity of the area

AONB:

- a) all construction vehicles are parked on site to protect the bridleway
- b) all construction work is M/F with no working weekends or bank holidays

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 20.15 hrs

Signed:..... Date:
