

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 27th September 2017 at 7.30pm at the Inkpen Sports Pavilion.

Those attending were Mr K Evans (Chairman), Mrs C Jones, Mr. R May, Mrs M. Marriott, Mrs V Tomlinson, Mrs L Wild, Mrs J Wilson and Mrs. Keene (Parish Clerk). Also attending were the Ward Members: Mr A Stansfeld and Mr J Cole.

1. Apologies were received from: None

2. Minutes of the previous meeting

2.1 The Minutes of the previous meeting held on Wednesday 28th June 2017 were approved as a true record and signed by the Chairman.

3. Matters Arising: No matters arose.

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.*

The Clerk reminded Councillor May that it was necessary to declare an interest when discussing development of a property where you have a personal and pecuniary interest and to withdraw from the meeting. Councillor May refused to leave the meeting when discussing the application for 3 Pound Cottages, as he stated he would remain to represent the interests of Lower Green. The Clerk handed Councillor May the wording from the previously signed Inkpen Code of Conduct, as advised by West Berkshire Council.

5. Planning Applications:

17//02440 Ful Three Ways, Folly Rd. S73 Variation of Condition 10
Landscaping of approved application 15/02905

Councillors recorded: Strong objection and requested a call-in.

Strong objection was recorded for the following reasons:

- Landscaping and the retention of existing vegetation and trees are important to the Inkpen landscape and characteristic of the AONB. The impact of further removal will be detrimental to the setting of the village - as described in the Inkpen Parish Plan and Village Design Statement. Removal will not 'conserve and enhance' the natural countryside. Inkpen totally represents 'open countryside' and destruction will seek to urbanise the rural area. Further exposure of this site will dominate the impact of construction on the street scene.
- The Heat Source Pump should not be included in the Variation of the Landscaping condition 10 - in the rural countryside it is noisy (especially this particular model) - and when used in an urban environment will blend in with external background noise BUT in the quiet/often silent rural AONB will harm the peace and tranquillity of the area and a source of constant disturbance to neighbouring properties
- Additional roof lights should not be included in the Variation but subject to a separate application. Inkpen seeks to all avoid light pollution for the protection of the rural amenity of the area - additional sources of light should be avoided in a totally dark landscape of the NWD AONB where residents seek to enjoy the night sky - this dwelling already has too much light (12 external lights) emanating from its current construction.

If the planning officer seeks to approve this application we would request a call - in for further discussion by Committee.

Conditions placed on this application should include:

- No parking on the highway - the current construction has restricted use of the main bus route and entrance and exit from the village.

- No additional lighting without further approval - to preserve the amenity of the area.
- Restricted working hours - Monday to Friday with no weekend or Bank Holiday working - to preserve the amenity of the area.

17/02514/House Charlwood, Post Office Rd

Replace windows with white timber sash windows, convert garage to living space, add white timber cladding in front elevation, the existing garage and South elevation.

Councillors recorded: No objection subject to the following conditions:

- a) No external lighting with a separate planning application – to preserve the amenity of the area which enjoys the dark night sky free from light pollution
- b) No contractors vehicles to be parked on the highway – all contractors are required to park on site – to preserve the amenity of the area.
- c) Contractors working hours are restricted to Mon/Friday with no weekend or Bank Holiday working – to preserve peace and tranquillity of the AONB.

17/02601 No 3 Pound Cottages – extension

Mr May remained at the meeting.

Councillors recorded: No objection if the proposed extension is less than 50% of the original dwelling and is not disproportionate in size; preserve the setting of the Grade 2 listed cottage, subject to a conservation report and bat survey with the following conditions highlighted:

- a) All landscaping to remain – no removal of trees, vegetation and wooded area which is characteristic of the village.
- b) There is no external lighting without planning consent – to preserve the amenity of the area and to prevent light pollution in a totally dark area.
- c) Contractors vehicles must not park on the highway during construction – the rural road is one of the main entrance and exit routes of the village.
- d) Contractors working hours are restricted to Mon/Friday with no weekend or Bank Holiday working – to preserve the peace, tranquillity and amenity of the area.
- e) Septic tank should be renewed to prevent soil pollution and reduce adverse impact on neighbouring properties.

6. Boundary Review:

6.1 Following discussion it was agreed:

Comments relate to the proposed Hungerford & Kintbury Ward to include Boxford & Welford:

The proposed new ward is geographically too large to be represented effectively by only 3 councillors. Both the Hungerford and current Kintbury wards have a significant commonality in travel to work pattern; common community interests and interaction; and transport links. Traditionally these wards have been linked together and share a common bond for local people i.e shops, medical facilities, schools, transport and leisure.

The new proposed geographical area would extend the boundary across the A4 and give links where none exist and would seek to distort representation. Three Ward Councillors would not be able to give fair representation at the district level. The current relationship of the Hungerford and Kintbury Ward should be maintained excluding Boxford & Welford.

7. NWD AONB – Annual Review

7.1 The annual review was tabled at the meeting for Councillors to see or order additional copies

8. Planning Updates from WBC:

17/01513/House - 12 Great Common, Inkpen	- Granted
17/01587/House The Briars, Heads Lane, Inkpen Common	- Granted
17/01654 The Old Paddocks, Heads Lane	- Granted

7. 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> .

8. Any Other Business:

Meeting closed at 20.15 hrs:

Signed:..... Date:

DRAFT