

## **INKPEN PARISH COUNCIL**

### **PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on 27<sup>th</sup> September 2022 at 730pm at the Inkpen Pavilion.

**Those attending the meeting were:** Mr M Bates (Chairman), Dr D Thomas, Mrs J Edwards, Mr S Hanna, Mrs C Jones, Mrs M Marriott, Mr B May and Mrs. Keene (Parish Clerk). Also attending was resident Mr J Donohoe.

**1. Apologies were received from:** None

#### **2. Minutes of the previous meeting**

The minutes of the previous meeting held 26<sup>th</sup> July 2022 were approved as a true record and signed by the Chairman.

**3. 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.*

A Personal interest was declared on the planning application for 1 & 2 Wayside - by Councillor Bates, Hanna and Jones who remained at the meeting.

Dr Thomas asked why two councillors did not wear masks as requested on the agenda. At least two councillors are known to be particularly vulnerable. The reasons for not wearing masks were that 1) they don't have to, and 2) the agenda didn't make mask wearing mandatory.

#### **4. Planning Application:**

22/01901/Full Maj Deerbourn Inkpen

Retrospective planning for development of New Mill, Inkpen: alteration to the swimming pool building, enlargement of the plant room, laundry room, entrance hall and sunken courtyard, retention of two stair structures to the sunken courtyard, amendment to the alignment appearance of the constructed part of the ramp. Retention of the tennis enclosure, repaired wall around the wall garden, BBQ and pergola. Proposed boiler building, retention of underground gas tanks and pipes, provision of a reinforced grass track from the driveway to the underground gas tanks.

Following discussion Councillors recorded: Unanimous Objection due to the harm on the natural environment of the NWD AONB.

- a) The application is in part retrospective and part proposal of new features –the retrospective development is in clear and repeated breach of planning consent.
- b) The major development will have significant impact on the environment, disturbance of wild life in the area and loss of prime agricultural land.
- c) The application fails to address the macro impact of the development on the character of the area and wider AONB, which is unacceptable due to the scale of development in this sensitive area of the North Wessex Downs. Principally it fails to 'conserve and enhance' the natural environment and detracts from the beauty of the AONB.

Councillors concluded they would support the objections made in the submission by Mr A MacInnes, resident of Inkpen, which shows the specific details of the application in relation to both the retrospective and new proposals made by the developer.

**22/021173/AGRIC Holmdene**, Craven Rd. application to determine if prior approval is required - extension/alterations of a building for agricultural or forestry use plus a new building.

Councillors recorded: There were insufficient details given to evaluate the planning application. Concerns were recorded on the size, scale and mass of the development of the new building. Any loss of agricultural land is of major consideration if the use cannot be wholly justified.

Councillors request that a full and formal planning application be made.

**22/02186 1 & 2 Wayside**, Post Office Rd. Inkpen

Erection of a rear and side extension to the ground floor of 1 & 2 Wayside, with first floor extension across both properties & new parking arrangements for No 1 Wayside.

Councillors recorded: Objection 3 Councillors; Abstention: 2 Councillors;

No objection recorded: 2 Councillors;

Objection recorded.

Objections recorded were:

- a) The proposed large extension of the property, including garden landscaping, was not contained within the curtilage of the site – there is an encroachment on paddock and agricultural land.
- b) The openness of the site is compromised by further outbuildings.
- c) Light pollution from the windows will impact on adjacent dwellings.

If approval is given to the application conditions are requested for protection of the amenity of the AONB area:

Building and construction work is limited to Monday to Friday with no weekend or Bank Holiday working.

No external lighting without prior consultation.

Construction vehicles must be on site and no parking on the roadside which hinders the public bus service and local traffic.

**5. 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 20.15 hrs**

Signed:..... Date:
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