

**INKPEN PARISH COUNCIL  
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Wednesday 28<sup>th</sup> September 2016 at 7.30pm at the Inkpen Sports Club

**Those attending were:** Mr K Evans (Chairman), Mrs C Jones, Mr. R May, Mrs V Tomlinson, and Mrs. Keene (Parish Clerk). Mr Vince Long, Mr Robinson and Mr A Stansfeld also attended the meeting.

**1. Apologies were received from:** Mrs Wild who could not attend the meeting.

**2. Minutes of the previous meeting**

2.1 The Minutes of the previous meeting held on Wednesday 24<sup>th</sup> August 2016 were approved as a true record and signed by the Chairman.

**3. Matters Arising:**

*Extensions of residential curtilage in the countryside – ENV22 saved policy*

3.1 The Clerk reported that she had received an email from the Enforcement Officer at WBC following the Parish Council enquiry on the alleged encroachment of land at The Sawmills. The Enforcement Officer had confirmed that he had liaised with the land owners, who had now removed equine/agricultural items associated with a domestic or residential use. “The alleged material change of use had been regularized”.

3.2 It was reported that there had been ‘no change’ in the use of the land and adjacent properties were continuing to extend their garden into the agricultural pasture beyond the residential curtilage of their land.

3.3 Councillors agreed that a further enquiry should be made to WBC.

<b>Action:</b> Clerk to make contact with WBC.
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**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.*

**5. Planning Applications**

16/02239 The Briars, Heads Lane, Inkpen  
Ground Floor and first floor extensions

Following discussion Councillors recorded: Objection

1. Special consideration was given to this overdevelopment to safeguard the amenity of the special character of the area. The proposed development was considered to be too big for the plot, creating a crowded overdeveloped area and out of character with the AONB and adjacent dwellings.

2. The extension is greater than 50% of the original dwelling and is disproportionate to the current building.

If this planning application is given approval extra conditions should apply:

1. No construction vehicles should block the highway as it is a popular route for walkers and ramblers.

2. No external security lighting to protect the dark sky and amenity of the area.

3. No building or construction work should be allowed evenings and weekends/bank holidays to protect the amenity of the area.

16/02267/Ful Hunters Way, Craven Rd

Erection of a new single storey outbuilding on an existing concrete hard standing within a wildlife site to provide a replacement bat roost and equipment store for the enhancement & maintenance of the local wildlife site.

Councillors recorded: Strong objection

1. This planning application should be refused as there should not be any building or construction work on the agricultural land of the Heritage Wildlife site. This is a valued site in Inkpen and a haven for wildlife in the AONB.

This application will not 'enhance or conserve' but seeks to impact on a tranquil protected area. The 'setting' of this historic site should be protected from further development.

2. To ensure maximum possibility of relocation, the bats should be re sited near to the current dwelling and within the curtilage of the house and garden. The species of bats found on this site should receive maximum protection.

The Heritage Wildlife site and the AONB are sensitive protected areas and any construction work should be minimal - to protect the amenity of the area.

3. The main issues for consideration are the sustainability of construction, impact on the character of the area and protection of the bat population and should not serve as a dual purpose construction as an equipment store/garage for the new replacement dwelling - (see separate planning application for demolition of the current bungalow into a two story dwelling).

**8. Planning Updates from WBC:**

8.1 16/01966/LBC2 Church Farm House – approved

**9. 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 16<sup>th</sup> July 2012. b) Ref: National Planning Practice Guidance - new government planning website <http://planningguidance.planningportal.gov.uk> .

**10. Heritage:** The Clerk and Mrs Tomlinson reported that the Heritage workshop held at Shaw House on 26<sup>th</sup> September was well attended by Parish Councils and District Councillors. The Archaeologist, Alex Goddon also attended the workshop - he had given a talk to the Inkpen 92 Group in February, as well as officers from WBC e.g Head of Planning. Inkpen has 25 listed buildings and it was agreed that the listing should be placed on the Inkpen website for reference.

Alex Goddon is planning to lead a 'walk' in Inkpen in early 2017 and it is hoped that the village will support the initiative. The workshop was useful in identifying heritage and historical buildings, which should be given consideration in planning applications, especially the 'setting' of listed buildings should not be compromised. See NPPF para 128.

**Meeting closed at 20.15 hrs:**

Signed:..... Date: .....