

**INKPEN PARISH COUNCIL  
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Monday 30<sup>th</sup> September 2019 at 7.30pm at the Inkpen Sports Pavilion.

**Those attending the meeting were:** Mrs Moira Marriott (Chairman), Mr Robert May (Vice Chairman), Mr M Bates, Mrs J Edwards, Mr S Hanna, Mrs C Jones, Dr D Thomas and Mrs. Keene (Parish Clerk).

Also attending was Ward Member, Councillor James Cole and Sgt Dan Howard.

Residents: Messrs, A Zollo, R Baker, S Waters and R Weeks.

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

**2. Minutes of the previous meeting**

The minutes of the previous meeting held on 30<sup>th</sup> July 2019 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 declared.

**5. Planning Application:**

NPPF 2018: 'The presumption in favour of sustainable development, does not routinely apply in protected landscapes including AONBs.

19/02001/FUL Lower Farm, Inkpen Common, Inkpen

Single storey single stable building. Encasing two stables and a small tack room

Councillors recorded: No objection

19/02246 Black Latches, Heads Lane

Alterations to proposed garage, drive access and associated works. Omission from approved scheme 16/02526 (demolition of existing garage etc.)

Councillors recorded: No objection

Please consider the following conditions if the application is granted:

- a) No external lighting without a separate planning application – to preserve the dark night sky and avoid light pollution. This reflects the Inkpen Village Design Statement – see 6.5 and 8.5.
- b) No contractor's vehicles to be parked on the highway – all contractors are required to park on site - to prevent blocking rural traffic in a very narrow lane.
- c) Contractors working hours must be restricted to Mon/Friday with no weekend or Bank Holiday working to protect the amenity of the AONB. Industrial noise makes a substantial impact in rural areas.

19/01944/FULMAJ Foxglove Farm, Great Common

Proposed new dwelling. Change in roof height and change in design to previously approved plans 03/02122/Ful

Councillors recorded: No objection

19/02364 Michaelmas Cottage, Heads Lane, Inkpen Common

Single storey rear extension

Councillors recorded: No objection

**6. Planning updates from WBC:**

19/01574/LBC Westcourt, Lower Green, Inkpen

WITHDRAWN

Part conversion of store area to habitable space and demolition of single garage

19/01605/House Flax Lea, Ham, Spray GRANTED  
Variation of condition 2 of 18/02049/House – Extension of dwelling

19/01804/FULD Land to the West of Walbury Cottage NO DECISION  
New 4 bedroom detached dwelling with access road and hard standing area for parking.

**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 2018)

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> .

**Meeting closed at 20 hrs**

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

DRAFT