

**INKPEN PARISH COUNCIL**

**PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on 10<sup>th</sup> November 2022 at 730pm at the Inkpen Pavilion.

**Those attending the meeting were:** Councillors: Bates (Chairman), Edwards, Hanna, Jones, Thomas, and Mrs. Keene (Parish Clerk). Also attending were residents: Mrs N Burgess, Mr J Corne, Mr & Mrs Moseley, Mr & Mrs Whittaker and Councillor James Cole.

**1. Apologies were received from:** Councillor Mrs M Marriott & Councillor Mr B May, who were unable to attend.

**2. Minutes of the previous meeting**

The minutes of the previous meeting held 27<sup>th</sup> September 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 Holly Tree Cottage - by Councillor Bates, who remained at the meeting as it was not prejudicial.

Only Councillor Thomas wore a mask as requested on the agenda.

**4. Matters Arising:**

**4.1** The planning applications that were considered at the last meeting:

- **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.

The WBC planning officer requested further information from a full planning application.

- **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. The planning application was granted by West Berkshire Council.

**5. Planning Application:**

22/01901/Full Maj Deerbourn Inkpen

Application:

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.

Standing Orders were suspended to allow an open discussion to take place:

Residents wished to record a number of issues which had taken place over the past 4 years of construction covering:

-the long-term impact on neighbours and villagers due to excessive noise and disturbance etc

- retrospective planning and the lack of enforcement on construction without planning permission,
  - Access via the Bridleway by heavy traffic and environmental concerns regarding the ancient oaks, fuel discharge, damage to ditches, and the impact on the SSSI
  - Highways – no inspection of the routes had been considered.
  - No Environmental Assessment attached to the application ie impact of gas tanks, increased vehicle traffic and major changes to the boiler and energy requirement.
- (Added to these draft minutes is the summarized feedback received from the Deerbourne impacted neighbours who attended the planning meeting. – Annex A)

Standing Orders were resumed.

Following discussion Councillors recorded: Unanimous Objection due to the harm on the natural environment of the NWD AONB and the proposed use of the rural Bridleway for heavy traffic.

- 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 much needed prime agricultural land. A full environmental assessment is required.
- c) The Bridleway should not be used as the main route for heavy delivery traffic as it is well used by residents to cross the village, ramblers and horses. The access point is a sharp right hand bend on to the Bridleway from the main highway.
- d) 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.

**22/02398 Ivy House Post Office Rd. Inkpen-** Ground floor rear/side extension, first floor side extension and internal alterations.

This application had been considered at a previous meeting, withdrawn, and re-submitted with minor alterations.

Councillors recorded: No objection and requested the following considerations:

- Consideration should be given to construction – no parking of construction vehicles on the highway which is a bus route and a main access for deliveries.
- Construction working hours to be limited with no Bank Holiday or weekend working to protect the amenity of the area.
- No external lighting without prior agreement – to protect the amenity of the AONB area.

**22//02564/FULMAJ Foxglove Farm,** Great Common

To vary condition 6 Sustainable Drainage of approved application

18/00729 COMIND Steel structure portal framed building & extension to existing steel framed structure.

Councillors recorded: Objection and requested further information regarding a risk assessment in case of overflow, flooding and management of wastewater that could affect the Common, which is a biological Site of Special Scientific Interest (SSI) in case there is an increase in livestock.

**22/02655/FUL Barn Stables & Tackroom, Swan Meadows,** Weavers Lane

Convert stables & rebuild to size of existing slab into dwelling to provide security for equipment stored in barn.

Councillors recorded: Objection to the change of use and creation of a dwelling and have requested a call-in to committee.

- There is no justification for a dwelling as there have been no reported break-ins.

- The location is impractical for residential use as a dwelling due to the narrow rural road which is heavily used, by local traffic, for access to the school and by the public bus service.
- The site is part of the open AONB countryside forming a green wedge along Craven Rd. and construction of a dwelling will affect the ‘openness’ of the rural character; impact on the wild life; adding light pollution and domestic paraphernalia to this location

**22/02682/House Holly Tree Cottage, Lower Green**

Erection of porch, single-storey extension & gable pike dormer.

Councillors recorded: No objection

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 20.30 hrs**

**See Annex A attached**

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| Signed:..... Date: |
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**ANNEX A**

**POINTS RAISED AT THE INKPEN PARISH COUNCIL PLANNING MEETING  
10<sup>TH</sup> NOVEMBER 2022**

Those attending the meeting: Councillors Bates; Edwards; Hanna; Jones; Marriott; Thomas and Councillor James Cole.

Please find below the details of the discussion held at the planning meeting on 10<sup>th</sup> November re planning applications at New Mill / Deerbourn

The general issue of the Bridleway ownership is separate – to be forwarded.

**1. Family house or commercial undertaking**

There is real concern that New Mill /Deerbourn is being overbuilt for a family of four who are not resident. The purpose-built entertainment aspects of “hobbit house” and “adult tree house” coupled with the underground very large swimming pool complex smacks of being prepared for future commercial use

The amount of time that the house is occupied only confirms that this is hardly appropriate for a relatively small family

## **2. Long Term Impact on neighbours and villagers**

At NO point during the development have the owners met with or otherwise communicated directly with neighbours

This development has continued for too long and has impacted neighbours', and the village more widely, enjoyment of the area.

There has been four plus years of sustained noise and disruption. The overuse of quiet bridleways, erection of tall security cameras and the almost continuous noise of vehicles / tracked equipment with NO concern for others is shocking!

The planning authorities have not managed this development effectively e.g. for the planning authorities to consider that the use of a very tall crane to "speed up the build" is in anyway appropriate is appalling and shows no concern for neighbours and their mental health. To have an 80ft, permanently lit, crane (visible from the A4) looking over lives during lockdown with no apparent benefit is ridiculous and amply demonstrates the absence of concern for the AONB or the inhabitants by both the Council and the occupiers of New Mill Deerbourne.

## **3. Retrospective Planning and enforcement**

9/13 of the plans are retrospective. Previous applications have also contained a material number of retrospective applications.

Of these 9, all had been reported to WBC in some form and, with the exception of the original piling for the ramp (now withdrawn), the planners have relied on retrospective applications rather than enforcement

Various contraventions remain and are not covered by planning applications, including the road between New Mill and Bridlepath Cottage across agricultural land

## **4. Access**

There is insufficient detail on access to the site during the construction phase of this project  
Access via Bridleway 44/2, which appears to have become a defacto main entrance for the property, should not be used for regular vehicular access (as per the constraints of various acts including the Road Traffic Act, NERC and the Countryside and Rights of Way Act 2000). The bridleway is an important parish amenity linking two SSSI

Critical infrastructure runs down the middle of the Bridleway including: mains water; sewerage and fibre optic cable. This is at considerable risk of damage by continued HGV use  
There are significant environmental concerns regarding the root compaction of ancient oaks, fuel / discharge run off into the mill stream which runs downhill, and damage to the riparian ditches and verges which border the Bridleway. Damage has been sustained to both residents property and the BBOWNT site as a result of ongoing construction traffic using the Heads Lane junction and Bridleway to access the property

The property has an existing access at Kintbury Crossroads and the planning authority should ensure that access via this entrance is mandated as part of any planning application

The planners should consider the use of a Road Traffic Order on this bridleway to protect its original purpose and restrict traffic to essential and key services use only: we will write separately on this topic regards future access

The planners have never substantiated their "anecdotal" decision to remove the access via Rooksnest

## **5. Highways Department**

It is not obvious that a recent physical highways inspection has been undertaken or which routes/ roads have been considered by the highways department in reaching their conclusion

## **6. Environmental Health Department**

Ditto. The extent of what has been considered in this review is not specified and it is not obvious the the site have been recently visited

## **7. Environmental Assessment / AONB**

There is no up to date, site wide, environmental assessment attached to this application. There have been significant changes to the site as a result of development over the last five years. Individual

impact assessments have been made in regard to incremental change but the holistic impact has not been adequately assessed. Specifically, the cumulative impact of gas tanks, increased vehicle traffic (non-electric) and major changes to the boiler and energy requirements.

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**Please find comments from Willow Farm, next door to this property.**

- For over four years we have suffered both mentally and physically whilst this enormous project has taken place and work continues without planning permission.
- The owners and management team took no notice of the fact we lived 20/30 yards from the building works.
- The car park for up to 60 workmen a day was yards from our house causing us to be disturbed from 6.30 every morning when they all drove in . This despite having 12 acres or more to site the car park.
- The equipment yard and works offices for up to 10 bulldozers, diggers, tipping trucks, cement mixers, jackhammers, equipment deliveries etc was in the same area.
- The steelwork assembly shed was constructed 25 yards from our boundary where metal cutting equipment was frequently in use.
- Diesel generators to power the greenhouses and water pumps ran 24/7 for months waking us in the night.
- A crane 80 foot high was erected on the other side of our fence for over a year. This swung backwards and forwards all day completely destroying our privacy as the operator looked into our garden. It had bright lights safety on top through the night.
- Sheet piling started on an unauthorised roadway causing our house to shake. This was halted after intervention by Councillor Cole. Pipes in our utility room burst at the same time, surely no coincidence.
- Reverse beepers went all day from the vehicles for years. This became like a torture, causing stress and took away all our peace and any hope of the quiet enjoyment of our property.
- Large bulldozers and trucks worked constantly through each day. This sent clouds of dust over our house.
- The noise from the site was damaging to our mental state of mind.
- The main access drive for New Mill from the cemetery crossroads has never been used for construction traffic and a temporary access has yet to be fenced.

- The Bridle Path has now become the sole access for all vans, lorries, heavy plant and all other deliveries. This is very dangerous for walkers, horse riders, cyclists and children as there is no room to pass.
- No proper environmental impact report was ever submitted as part of the earlier applications. Clearly the impact has been enormous and this has apparently been overlooked by WBC.
- Laura Farris MP came to a meeting at our house. She said it was unusual for an MP to get involved in private residential planning matters but the scale of the development was exceptional. She said this project was “potentially an abuse of our human rights “.
- This is a project of monumental proportions in an AONB area. It should NEVER have been allowed. WBC have failed to protect us and our neighbours as long-term residents of Inkpen and never taken account of the cumulative effect of multiple planning applications.

END

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