

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Monday 19th February 2024 at 7pm at Inkpen Village Hall.

Those attending the meeting were: Councillor Corne (Chairman), Councillors Bates, Durham, Fisher, Lester, Thomas and Mrs Keene, Clerk to Inkpen Parish Council.

The residents attending were: Mr Atherton. Mr Honey, Mrs Jones and Mr Whittaker

1. Apologies were received from: Councillor Cox who was unable to attend the meeting.

2. 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.

3. Minutes from the last planning meeting held on 31st January 2024 were agreed and signed by the Chairman.

4. Matters Arising: None raised.

5. Planning Applications considered:

24/00136/Ful The Swan Meadows, Weavers Lane, Inkpen, Hungerford
Application to convert stables into dwelling to provide security for equipment stored in barn.

Councillors recorded: Strong unanimous objection

Concerns raised were:

- The application is identical to the previous application 22/02655/FUL which was refused by delegated authority at West Berkshire Council. The application is not in accordance with policy and now contains inaccurate factual information in the Design & Access Statement:
 - a) This is not a high crime area and there has been no reported attempts of burglary to suggest that equipment is at risk. There is no justification for the proposed dwelling.
 - b) Regular flooding occurs at this site following heavy rainfall. Flood assessment provided refers to the drainage ditch that links up to the culvert that runs under Weavers Lane & suggests the flow of water is toward the culvert whereas the flow of water from the stream is directed into the proposed development area and onwards leading to the River Kennet. The proposed area for development lies in Flood Zone 3 which is high probability and not Flood Zone 1 as indicated. (Checked with Environment Agency map).

Planning considerations were:

- Inkpen is classed as open countryside with no settlement boundary as part of the AONB national landscape.
- The area of proposed development is part of the green wedge, which runs at the back of Craven Rd., across the agricultural site of Swan Meadow and extends across Weavers Lane.
- The proposed development affects the 'openness' of the rural landscape, impacting on wild life, creating light pollution to the dark area and adding domestic paraphernalia to the rural countryside.
- The creation of a residential curtilage would be visually intrusive on the rural character of the site, creating a parking area, amenity space on land that is clearly agricultural and should remain so.

- Drainage at the proposed site has always been a problem, as water flows down from the hills to the lowest point at Swan Meadow. We see no evidence of the flood risk assessment and drainage information that was requested in the previous application and measures to deal with surface water.
- Traffic congestion in Weavers Lane is acute as the public bus and on coming traffic use a single track road whereby traffic is frequently at a standstill, creating air pollution, when giving way for oncoming traffic – making the proposed development site an area of unsafe congestion and both unsuitable and impractical for residential use.
- No suitable drainage system indicated – evaluation of the ‘treatment plant’ is possibly inadequate for this land and who will monitor the output of this to make sure it is compliant.
- No site notice giving details of proposed development and giving neighbouring dwellings the opportunity for comment.

Meeting closed at 7.45pm

Signed:..... Date:

DRAFT