

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on 27th June 2023 at 7.30pm.

Those attending the meeting were: Councillor Corne (Chairman), Councillors Bates, Cox, Lester, Dr Thomas and Mrs. Keene (Parish Clerk). Also attending were Ward Councillors, Benneyworth and Vickers. Residents attending: Mr & Mrs Barrington & Mr & Mrs Hunt who both wished to speak at the meeting and Mrs Briony Malden (owner of Kate's Cottage).

1. Apologies were received from: Councillor Durham 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.*

Councillor Bates and Councillor Lester declared a personal interest in Planning Application for Ivy House – it was not financial and both remained at the meeting.

5. Planning Applications for consideration:

23/01260/House Kate's Cottage, Craven Rd. Inkpen
Relocation of vehicular access and new workshop building.

Standing Orders were suspended to allow objectors to approach the committee.

Mr Hunt recorded an objection due to the height of the proposed workshop, not characteristic of AONB. Mr Barrington recorded objections due to the proposed new driveway being erected over the septic tank soakaway.

Mrs Malden, owner of Kate's Cottage approached the Committee to explain the proposed planning application, having previously consulted with the neighbouring dwellings.

Councillors recorded: Unanimous objection.

Concerns raised were:

- the increased height of the proposed workshop impacts on the street scene giving greater visibility and dominates the adjacent dwelling and their privacy.
- the proposed building which is sited on high ground, is out of character with the AONB area
- the proposed construction of the driveway will impact on the septic tank soakaway.
- the probability of accidents, where 3 driveways converge on a blind bend, will increase the likelihood of further accidents at this point.

23/01124 Meadow Bank, Lower Green Remove existing roof to allow first floor extension with a pitched roof. Demolition existing store and lobby and erect a pitched roof to the remaining garage. New detached drive, parking and turning areas. Variation to conditions 3 & 6 of approved application.

Councillors recorded: Unanimous objection

This is a retrospective application as the developer has already made the changes now applied for in Changes to condition 3 & 6. The impact on the street scene is harmful to the character of the AONB and the retrospective application is an abuse of the planning system when the initial application was considered and given conditional approval.

23/01124 Ivy House, Post Office Rd. Inkpen

Demolish existing single storey side extension. Proposed ground floor rear/side extension, first floor side external alterations.

Councillors recorded: Objection. 3 objections, 1, no objection and 1 councillor abstained from the vote.

Concerns raised were:

-This is a original historic building of the office of the old Saw Mill in Inkpen, which has already been extended substantially.

- the proposed extension is disproportionate to the original building footprint.

Objection recorded.

The Chairman closed the meeting and thanked everyone for their decisions.

Meeting closed at 20 hrs

Signed:..... Date:

DRAFT