

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Thursday 4th January 2024 at 7pm at Inkpen Pavilion.

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

Residents attending were: Mr & Mrs Barrington and Mr & Mrs Wilson and one other.

1. Apologies were received from: Councillors Bates, 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 20th November were agreed and signed by the Chairman.

4. Matters Arising: A brief report was given of the Western Area Planning Committee held on Wednesday 22nd November at 6.30pm – following discussion, the District committee recorded ‘Refusal’ of the planning application for 23/01260 Kates Cottage, Craven Rd. Inkpen. An amendment had been submitted, which lowered the workshop building to avoid overlooking the neighbouring dwelling.

5. Planning Applications considered:

23/02794 Kate’s Cottage, Craven Rd. Inkpen - Relocation of vehicular access & new workshop building.

Councillors recorded: 5 Strong objections and 1 abstention.

- a) This is the second time this planning application has been considered. Since the previous meeting it has been clarified by Building Control that under **Regulation H2 para 1.30**, which is mandatory, it is not permissible to construct a driveway over a sewage treatment plant soak-away.
Action: To request the planning officer to confirm with Building Control.
- b) The proposed driveway is sited at the junction of a proven ‘**accident hot spot**’ and will concentrate 3 domestic vehicle driveways, from adjacent dwellings, to converge on a hazardous blind bend on the main highway, which provides no pavement or security for pedestrian walkers, ramblers, and dog walkers using the rural footpath to cross the village.
- c) Further development at this proven ‘accident hot spot’ is contrary to the Government aim to endorse the ‘beauty of the countryside’. The site lies in an Area of Outstanding Natural Beauty (AONB) within the North Wessex Downs AONB.
- d) There is no turning circle allowance on the plans for the proposed second driveway to the dwelling. The safety of the proposed entrance has been overlooked – the road widths used by WBC Highways is incorrect and misleading – Action required: Highways to visit the site, this could be the basis for an ‘Appeal’ by using incorrect figures.
- e) The main highway is one of the busiest highways in Inkpen village and has dual vehicles entering and exiting from both Inkpen and Combe to Hungerford.

- f) This planning application does not have a sustainable/economic or environmental advantage for the area.

23/02844 Walbury Cottage, Upper Green, Inkpen - Proposed garage and solar array

Councillors recorded: No objections providing the additional development is not disproportionate to the size and volume of the original footprint. Councillors registered concern that this development was additional to the original planning application to avoid refusal at the initial stage of submission.

No external lighting should be added without prior approval and building construction limited to daylight hours and no weekend or bank holiday working - to protect the amenity of the AONB area.

23/02610 Wayside 2, Post Office Rd. Inkpen - The erection of a rear extension to the ground floor of No.2 Wayside along with internal alterations.

Councillors recorded: No objection but requested:

No external lighting should be added without prior approval and building construction limited to daylight hours and no weekend or bank holiday working to protect the amenity of the AONB area.

23/ 02626 Wayside 2, Post Office Rd. Inkpen – the erection of a rear extension to the ground floor of NO.2 Wayside along with a new 1st floor rear extension and internal alterations.

Councillors recorded: No objection but requested:

No external lighting should be added without prior approval and building construction limited to daylight hours and no weekend or bank holiday working to protect the amenity of the AONB area.

Meeting closed at 8pm

Signed:..... Date:
