

**INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE**

A meeting of the Planning Sub-Committee was held on Tuesday 30th July 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

Residents: Ms T Masters, Mrs V Tomlinson & Messrs: M Smith, D Lester, J Donohoe, A Zollo, R Baker, Mr & Mrs P Reid and J Fisher plus 1.

1. Apologies were received from: None

2. Minutes of the previous meeting

The minutes of the previous meeting held on 19th June 2019 were approved as a true record and signed by the Chairman.

3. Matters Arising:

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.*

Councillor Jones recorded a personal interest in the following applications: Westcourt and Land to the West of Walbury Cottage and would not record a vote. Councillor Jones remained at the meeting.

5. Planning Application:

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

19/01574/LBC Westcourt, Lower Green, Inkpen
Part conversion of store area to habitable space and demolition of single garage
Councillors Recorded: No objection

19/01605/House Flax Lea, Ham, Spray
Variation of condition 2 of 18/02049/House – Extension of dwelling
Councillors recorded: No objection.

19/01804/FULD Land to the West of Walbury Cottage
New 4 bedroom detached dwelling with access road and hard standing area for parking.

Following discussion: Councillors Recorded: Objection, 5 votes to 1 in favour.

Objections recorded: Councillors Marriott, Edwards, Bates, Hanna and Thomas

Those in favour: Councillor May and 1 abstention.

Objection summary:

The resolution recorded is that Inkpen Parish Council will object to the new 4 bedroom dwelling, as there is a presumption against building in the open countryside. The AONB is a protected area. The sustainability of a new dwelling cannot be supported, it will have an adverse impact on the landscape and may set a precedent for new dwellings.

Ref: NPPF para 172 and WBC Core Strategy Policy C1;

NWD AONB Management Plan 2012-2019 and Housing Position Statement 2012.

19/01893/LBC2 Kirby House, Inkpen
Replace 4 sash windows exactly the same as the old ones are rotten.
Councillors recorded: No objection

6. Planning updates from WBC:

19/00992 Crown Cottage, Great Common – extension – Approved.

19/01229/HOUSE Kaikoura, Folly Rd. – render house & clad garage – Approved.

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 16th 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