

# Notice of Meeting



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## District Planning Committee

Wednesday 10 February 2021 at 6.30pm

Update Report

### Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

### FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148  
Email: [planningcommittee@westberks.gov.uk](mailto:planningcommittee@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Jenny Legge on 01635 503043  
Email: [jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 2 February 2021



**Agenda - District Planning Committee to be held on Wednesday, 10 February 2021**  
(continued)

- To:** Councillors Phil Barnett, Dennis Benneyworth, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), Royce Longton, Ross Mackinnon, Alan Macro, Graham Pask and Tony Vickers
- Substitutes:** Councillors Adrian Abbs, Graham Bridgman, Jeremy Cottam, Tony Linden, David Marsh, Steve Masters, Geoff Mayes, Andy Moore and Garth Simpson
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# Agenda

## Part I

Page No.

- |     |  |        |
|-----|--|--------|
| (1) | <b>Application No. &amp; Parish: 20/01083/FUL - Quill Cottage, Craven Road, Inkpen</b>                                 | 5 - 12 |
|     | <b>Proposal:</b> Replacement dwelling  |        |
|     | <b>Location:</b> Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX  |        |
|     | <b>Applicant:</b> Mr and Mrs Jones   |        |
|     | <b>Recommendation:</b> To <b>DELEGATE</b> to the Head of Development and Planning to <b>REFUSE PLANNING PERMISSION</b> |        |

Sarah Clarke  
Head of Legal and Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



West Berkshire  
C O U N C I L

**DISTRICT PLANNING COMMITTEE**  
**DATED 10<sup>th</sup> February 2021**

**UPDATE REPORT**

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has made written submissions either in favour or against the application.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to further letters of support or objection. This report must therefore be read in conjunction with the main agenda [and the written submissions pack](#).

The report is divided into four main parts:

- Part 1 - relates to items not being considered at the meeting,
- Part 2 - any applications that have been deferred for a site visit,
- Part 3 - applications where members of the public have made written submissions,
- Part 4 - applications that have not attracted written submissions.

<b>Part 1</b>	N/A	
<b>Part 2</b>	N/A	
<b>Part 3</b>	Item (1) 20/01083/FUL Quill Cottage, Craven Road, Inkpen, RG17 9DX	Pages 17-89
<b>Part 4</b>	N/A	

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**DISTRICT PLANNING COMMITTEE**  
**10/02/2021**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 20/01083/FUL                      **Page No.** 17-89

**Site:** Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX

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**Planning Officer Presenting:** Simon Till

**Member Presenting:** N/A

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**Written submissions**

**Parish Council:** N/A

**Objector(s):** James Puxley, CPRE **NOT** available to answer questions at the meeting

**Supporter(s):** Roger Hunt - available to answer questions at the meeting  
Claire Jones - available to answer questions at the meeting

**Applicant:** Ashley Jones - available to answer questions at the meeting

**Ward Member(s) speaking:** Councillor Dennis Benneyworth  
Councillor James Cole  
Councillor Claire Rowles

**1. Additional Consultation Responses**

<b>Public representations:</b>	Seven additional third part representations supporting the application have been received, no new points have been raised
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**2. Typo in Reason for Refusal 1**

Reason for refusal 1 should read:

The proposal is considered to be unacceptable in **principal**. The site is within open countryside in the North Wessex Downs AONB. The replacement dwelling is disproportionate in size, scale, mass and bulk to the existing dwelling and will have an adverse and harmful impact on the setting, character and appearance of the site within the wider landscape including the open countryside and North Wessex Downs AONB.

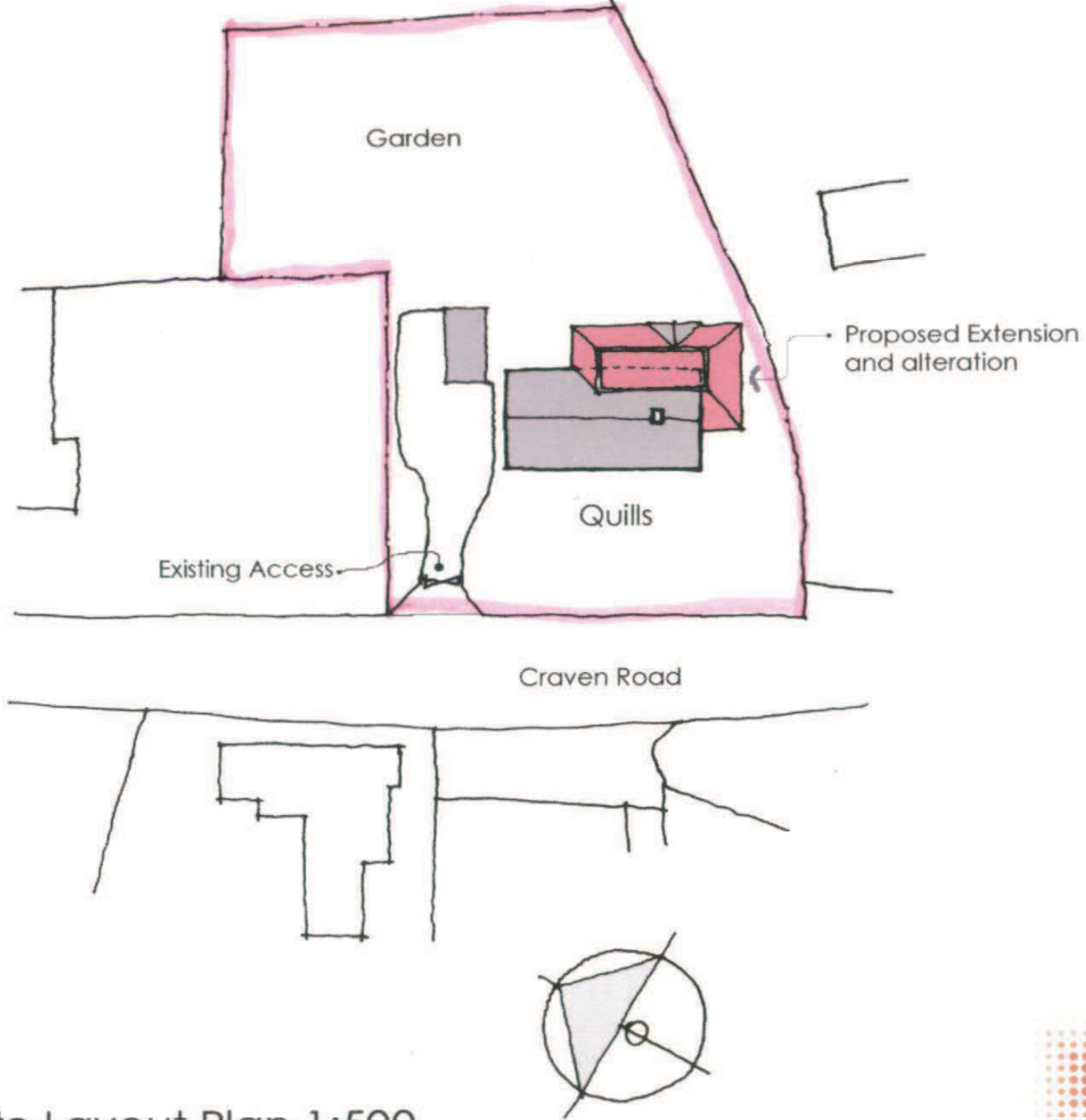
### **3. Residential curtilage**

It has been noted that the residential curtilage appears to have been shown incorrectly in the red line on the submitted location plan. The established residential curtilage, as set out under Certificate of Lawfulness ref. 95/46272/CERTP and subsequently repeated in application 05/01344/HOUSE is shown in the Council's records as being as shown on the attached drawing (ref. DP102, date stamped 24 June 2005, attachment 1). As this matter is not prejudicial to consideration of this application, and the additional garden land in question is shown within the blue line, other land in the applicant's ownership, it is recommended that should the Committee be minded to grant permission for the proposed works an informative is attached referring to the fact that the red line on the submitted plans is not considered to define the correct residential curtilage and referring to the residential curtilage defined in planning application 05/01344/HOUSE for clarity.

05 / 01344

WEST BERKSHIRE DISTRICT  
COUNCIL  
24 JUN 2005  
PLANNING AND TRANSPORT  
STRATEGY

Plans/Drawings



Site Layout Plan 1:500



COMPTONLACEY

CLIENT	Mr and Mrs Brown		
PROJECT	Proposed extension and alteration, Quills, Craven Road Inkpen		
DRAWING	Site Layout Plan		
PROJECT No.	3025	DRAWING No.	DP102
SCALE	1:500	DATE	6.05
		DRAWN	LB

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## Summary of multiple written submissions

<b>Application:</b>	20/01083/FUL – Quill Cottage, Craven Road, Inkpen
<b>Group:</b>	Supporters
<b>Contributors:</b>	Roger Hunt and Claire Jones

The houses on Craven Road are a mix of styles and designs. The proposed new house will have a beneficial impact on the setting, character and appearance of the site. The proposed replacement building would significantly enhance the street scene when compared to the existing building.

The proposed brick and flint construction has been used elsewhere in the village (most recently Lower Inkpen House which mirrors the older cottages next door). It is a style common throughout the region. It will give a feel in keeping with the ANOB and will improve the look of the area when compared with the existing bungalow. With modern insulation, the new building will be more environmentally friendly than the existing building.

There are also examples of the use of dormer windows in the immediate vicinity: Vale Farm, The Swan Public House, Masefield House and Holly Tree Cottage.

Summary points:

- No objections filed on West Berkshire Planning website
- Immediate Neighbours and Craven Road residents do not object to this application
- Inkpen Parish Council Support by a majority
- This is not a 'development' this is a family who contribute considerably to this community and want to have a family home in a village they want to live in.
- There will be minimal impact on the open space, countryside and footpaths concerned, the impact of this proposed house will be minimal.
- The houses either side have a far greater impact on the AONB and open space views from the footpath behind Quill Cottage than this house will.
- The neighbours and those residents who I have spoken to feel that this will be an improvement on the current bungalow.
- There are dormer windows all along Craven Road. Vale Farm next door to Quills is surrounded by dormer windows
- The design has taken into consideration the Inkpen Design Statement and is consistent with other houses built recently in Inkpen and the surrounding villages.
- If the planning department do not agree with the materials being proposed the family are prepared to work with them to make changes to the exterior.
- It is very unlikely that whomever owns this bungalow and plot would keep this run down, unattractive 70's bungalow hence the support for this application which is sympathetic to its surroundings, its neighbours and the village as a whole.

- Better to support a planning application which has the support of its community than to be faced in the future by a development which is not and will no doubt push the planning department to its limits.