

Notice of Meeting



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District Planning Committee

Wednesday 10 February 2021 at 6.30pm

Written Submissions

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

Further information, Planning Applications and Minutes are also available on the Council's website at 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

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 (Vice-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) | Application No. & Parish: 20/01083/FUL - Quill Cottage, Craven Road, Inkpen | 5 - 14 |
| | Proposal: Replacement dwelling | |
| | Location: Quill Cottage, Craven Road, Inkpen, Hungerford, RG17 9DX | |
| | Applicant: Mr and Mrs Jones | |
| | Recommendation: To DELEGATE to the Head of Development and Planning to REFUSE PLANNING PERMISSION | |

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

10th February 2021

Written Submissions

| | |
|----------------------------|------------------------------------|
| Item: | (1) |
| Application Number: | 20/01083/FUL |
| Location: | Quill Cottage, Craven Road, Inkpen |
| Proposal: | Replacement dwelling |
| Applicant: | Mr and Mrs Jones |

Submissions received

| | |
|--------------------------|----------------------------|
| Inkpen Parish Council | N/A |
| Adjoining Parish Council | N/A |
| Objectors | James Puxley – CPRE |
| Supporters | Roger Hunt Claire Jones |
| Applicant/ Agent | Ashley Jones |

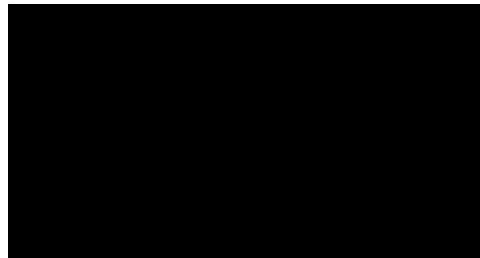
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The countryside charity
Berkshire

485 words **WRITTEN STATEMENT**

No available representation.



President: Mr. James Puxley
HM Lord-Lieutenant for Royal County of Berkshire.

For the attention of the District Planning Committee – 10th February 2021 at 6.30pm
Email: planningcommittee@westberks.gov.uk
20/01083/FUL Quill Cottage, Craven Rd. Inkpen, Hungerford, Berkshire
Replacement dwelling

CPRE, the countryside charity, wish to endorse and support the planning officers report of the above planning application to REFUSE permission on the basis that it does not comply with local and national planning policy.

The planning application has been given full and lengthy discussion at the two previous meetings of the Western Area Planning Committee, which has focussed almost entirely on the measurements and calculations of the proposed dwelling, without due consideration given to the environmental impact and character of this rural village or the openness of the AONB countryside.

This proposal has not taken into consideration the character and setting within the wider landscape; its Design is independent of its setting; does not make a positive contribution to the street scene but rather detracts from its setting by its prominence in design, height and scale. Ref: WBC Policy C7 HAS.

The proposed new dwelling would replace a modest form of dwelling with a far more visually prominent and intrusive dwelling – the height, scale, massing and Design would erode away the local distinctiveness, and ‘openness’ of the rural landscape. Of major concern is the unacceptable level of light, emanating from the large windows which will light up the dark sky area at night in the AONB. Current garden screening would not defuse the impact due to the increased height of the proposed roof line with no guarantee of permanence.

Inkpen was traditionally a collection of small hamlets, which have been joined together in open countryside, which has subsequently attracted many new residents, in recent years, to its unique landscape position, some of whom seek to demolish or enlarge properties disproportionately and replace with structures which do not reflect the surrounding area. West Berkshire HSA Policy C7 4.57 refers.

Ref. the Village Design Statement adopted by WBC: “The rural character of the village is greatly valued with the attention drawn to the importance of open spaces, the sense of remoteness, and darkness of the night sky. The low density of development and the road network gives the village a rural character – fields, woodlands, hedges, walls and green spaces are critically important to the village”.

Existing planning policy and the NPPF gives great weight to conserving and enhancing the AONB, its beauty and visual quality of the landscape and amenity of the area. The Inkpen countryside provides much openness for the general well-being of visitors, ramblers and tourists to the 13 Century Church, the crocus field and Common land (the last two, owned and maintained by BBOWT).

It is hoped that following discussion the District Planning Committee will consider the above, and REFUSE this application.

CPRE Berkshire Branch

The Campaign to Protect Rural England, Berkshire Branch, is a registered charity no. 210734

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From: [REDACTED]
Sent: 08/02/2021 10:58:31
To: PlanningCommittee
Subject: Planning application 20/01083/FUL Quill Cottage, Craven Road, Inkpen
Follow Up Flag: Follow up
Flag Status: Completed

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

The following submission is for the District Planning Committee meeting to be held on Wednesday 10th February.

My wife and I are in favour of the application to replace the bungalow at Quill Cottage with a house.

We are long term residents of Lower Green, Inkpen and have lived in Saplings since 1986. Quills is four houses from us.

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.

I have walked the footpaths opposite and to side of Quills most weeks in the past 35 years. I do not consider that the proposed house will impact on these footpaths or the surrounding countryside in the ANOB.

I am happy to answer any questions from Members of the Committee during the meeting to be held via Zoom on the evening of 10th February.

Regards

Roger Hunt

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Submission Re: Quill Cottage Ref:20/01083

By: Claire Jones Inkpen Parish Councillor

Support:

- No objections filed on WB Planning website
- Immediate Neighbours and Craven Road residents do not object to this application
- Inkpen Parish Council Support by a majority: 7 Councillors; 4 Support 2 Object 1 No response (The June submission made on behalf of the PC is in question)
- 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. They engage in this community by volunteering and getting involved which is essential for any community and is sadly not as 'usual' as one might hope.

Impact:

- There will be minimal impact on the open space, countryside and footpaths concerned. As a resident of over 20 years, a dog walker and one who is keen to maintain open spaces and uses the two footpaths in question at least 6 times a week I can reassure the committee that 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 photos presented in the reports I would suggest are misleading and you need to visit the site to fully understand how little these plans will impact on the AONB and open space compared to the existing houses along this stretch of Craven Road.
- 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.
- This house is being built with a view to sustainability which is essential for our future environment.
- 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.

Claire Jones JP
Inkpen Parish Councillor

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Quill Cottage is a drab old 70's bungalow with no architectural merit. It is damp in areas and heated from an oil tank. The hedges are thin and the boundary in poor shape. We've lived here for a few years but before that the property was rented.

What we propose is a vast improvement. A two storey house on the same footprint, effectively adding another storey on the bungalow. We're proposing a 100% increase in usable space but a far more modest increase in volume. We've been clever with the design, building into the eaves to keep the height at a sensible level (only an additional 50% and lower than the neighbours). We're sensitive to the local area so The Village Design Statement was at the heart of our plans and the materials we have chosen are of the best quality.

We've also submitted a sustainability statement to demonstrate our focus on the environment. It is important to us that we reduce our impact on the environment. Our Energy Performance Certificate generated shows the dwelling has an Energy Efficiency Rating of 57 (Band D) and an Environmental Impact (CO2) rating of 53 (Band E). It is intended that the proposed dwelling will not only meet current building regulations but will surpass them by providing a minimum of 20% reduction in carbon dioxide emissions over current requirements. It is expected that the overall emissions for the new dwelling will be lower than the existing dwelling despite the increase in floor area. Where possible, materials will be sourced locally but priority given to sourcing materials that have the highest rating in the BRE Green Guide to Specification.

In the front hedge and at the back of the paddock we have planted a number of new native hedge whips, we will continue this around the entire boundary. We have a Countrywide Stewardship Scheme capital grant for hedge work and have engaged a local hedging contractor who uses traditional methods of hedge management. The aim being to have a continuous thick mixed hedge of native species.

The majority of the Parish Council and The Western Area Planning Committee are both in favour of the application. So too are our neighbours, those who live along Craven Road and others who regularly use the foot path. We have had many letters of support, some of which are on the planning portal website. We have had no objections. We've engaged with our immediate neighbours who have asked that we fill in the hedge where it has become thin, something we have already started. We have received no other comments.

Throughout this long application (almost 12 months now) we've been receptive to and actively sought dialogue with the planning office but sadly none has been forthcoming.

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