INKPEN PARISH COUNCIL
PLANNING SUB-COMMITTEE

A meeting of the Planning Sub-Committee was held on Thursday 4th April 2024 at 7pm at Inkpen Pavilion.
Those attending the meeting were: Councillors Corne (Chairman), Cox, Fisher, Thomas and Mrs Keene, Clerk to Inkpen Parish Council.
The residents attending were: 13 interested residents including the representative on behalf of Simon and Kathe of Foxglove Farm.

1.Apologies were received from: Councillors Bates, Durham, Lester, 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. Draft Minutes and Matters Arising from the last planning meeting held on 19th February 2024 were agreed and signed by the Chairman.

4. Planning applications considered:

24/00276 The Driftway, Heads Lane, Inkpen
Replacement of existing conservatory with single storey extension.

Councillors recorded: No objection but are mindful that the village needs a mix of dwellings and the concern was that the extension should not be disproportionate to the original footprint.

24/00311/Ful Foxglove Farm, Great Common, Inkpen
Change of use of 2.4 acres of agricultural land for use for leisure and tourism, specifically for the provision of a glamping site that will provide 6 tents.

DRAFT

Mr Barny Richardson from Featherdown Farms gave a presentation on behalf of Foxglove Farm and took questions from the floor and from Councillors.

Following discussion Councillors recorded: Objection on the change of use of Best Agricultural land to Social and Recreational use.
The following covers concerns raised:

1.The site lies with the NWD National Landscape and is unsuitable for the proposed change of use from agricultural specifically for the use of glamping and the erection of tents within a residential confine.
2.The proposed use of the site for glamping would result in material intensification in the level of noise and disturbance in a quiet rural area, which would significantly exceed that which would be expected within a residential countryside area.
3.The proposed site is at the centre of a hamlet of Inkpen, with residential dwellings encircling the site. Glamping sites should be set away from residential areas, and in open farmland not within a small-holding.
4.The glamping site is to be run by a multi-national organisation 'Feather Down' (https://www.featherdown.co.uk/) that pass on a small portion of the profit to the farmer. This site is not run by the farmer and is not managed locally. Feather Down are not available locally to deal with issues which may arise. They were also not able to provide the terms under which the land would effectively be let or managed, or waste disposal emanating from the site. It is already known that there is

a drainage problem at the site, which flows into the adjacent stream from previous planning applications.
5. Each of the glamping tents is holds 6 guests, meaning 2 cars per tent, 12 cars for the site at capacity. Inkpen has no shops, medical facilities etc. and therefore the glampers will be forced to drive to get provisions or services. This would substantially increase the traffic level over and above that of change-over days in Inkpen's quiet, single-track lanes and put cyclists, horse riders and ramblers at risk. Also, following drop-off from school, children walk the narrow roads on their way home – an activity that would become much less safe should traffic levels become substantially increased.
6.There is likely to be noise disturbance from glamping guests, both day and night, with planned party celebrations or gatherings, which will disturb the quiet tranquillity, that so many visitors cherish.
7.This proposal has failed to win support locally due to expected glamping levels which would disturb local residents by use of parties, etc as the fabric of tents will not diffuse the noise. Any extra lighting provided will cause light pollution in a totally dark area of the village
8.Vehicles using the shared access track will be in very close proximity to the existing houses. Vehicles will need hard standing to be provided adding to the development of this greenfield site in the National Landscape.
9.Details of suggested management arrangements to address potential problems are lacking.
10.Any extra lighting provided will cause light pollution in this 'dark area'. Inkpen is part of the North Wessex Down's 'Dark Skies' initiative that has been set up to reduce light pollution, not to have it increased by glamping sites.

Noted: A disrespectful remark was made to one of the residents and reported at the end of the discussion.

24/00500/House The Heddles, Weavers Lane, Inkpen
Rear extension and garage conversion

Following discussion Councillors recorded: No objection but concerns were raised:

a) The extension should not be disproportionate to the original dwelling.
b) The proposed extension should not be considered as a stand alone dwelling but attached to the main building.
c) All contractors must not block the highway as this is a public bus route.
d) No additional lighting to be erected to protect the amenity of the NWD AONB national landscape.
e) Building work to be confined to daylight hours and not at weekends or Bank Holidays – to protect the amenity of the NWD AONB.

24/00536/House The Merrick, Upper Green, Inkpen
Demolition of existing conservatory and proposed single storey rear extension

Following discussion Councillors recorded: No objection.
Meeting closed at 8.10pm

Signed:……. Date: …….