

**Minutes of a meeting of Cold Ash Parish Council  
on Tuesday 27<sup>th</sup> February 2024 at 7pm  
in the Committee Room of Acland Memorial Hall**



- Public Participation** A resident of Fisher's Lane addressed Council regarding Planning application 23/02964/OUT Sylvan House, Fishers Lane. They presented a detailed report highlighting reasons for their objection which had been submitted to West Berkshire Council's Planning and asked that this Council object as Consultee. They reported that ground had been broken over the weekend to create vehicle access to the proposed site; this had been reported to WBC and officers had advised it will be investigated. HC recommended contacting WBC urgently by phone should any further illegal work be undertaken. Council thanked the resident for their contribution.
- Present:** Cllrs Fenner (MF) (Chair), McArdle (IM), Hanks (RH), Adams (PA), Wilding (JW), Clark (BC) and Colding (HC)
- In attendance:** Rosie Jardine (Clerk)
- 239421 Apologies for Absence**  
Cllrs Morrow (AM) and Murray (PM) and District Cllr Dick
- 239422 Declarations of Interest**  
MF declared as interest in item 239423A 24/00146/HOUSE Connemara, Drove Lane
- 239423 Minutes**  
Minutes of the meeting held on 13.2.24 were approved and signed.
- 239424 Planning Matters**
- A Applications**  
[23/02964/OUT Sylvan House, Fishers Lane](#)  
Outline Planning Permission for a serviced self-build plot at land adjacent to Sylvan House, Fishers Lane, Cold Ash. Matters to be considered: Access and Layout.
- RESOLVED ALL IN FAVOUR** **OBJECT** with the following comments:
- CAPC does not believe it is a self-build as declared in the application.
  - The site does not have services and there are no plans to achieve them; services will need to be buried underground causing damage to the tree roots of oaks protected by TPO.
  - The proposed disposal of foul waste is insufficient and cannot meet the building regulations outlined in *GOV.UK Drainage and waste disposal: Approved Document H* and will not fit into the proposed site.
  - The size of the plot is overstated and physically cannot accommodate a house.
  - The visibility splay cannot be achieved due to the oak tree on the neighbouring property, Netherton Lodge.
  - The Applicant has failed to produce an up-to-date Percolation Test. Also required for Nutrient Neutrality.
  - There are no workable plans for surface water and run-off. These services are not available on the site.
  - There is no plan to achieve Nutrient Neutrality; any plan will fail based on Sylvan House discharging to ground within the proposed site. See section G of NE Water

Quality and Nutrient Neutrality Advice 16.03.2023.

- Removing hedging will expose the site and destroy the character of Fisher’s Lane
- The proposed development does not consider the density of development as per the emerging Neighbourhood Development Plan

*IM chaired the following item, MF having declared an interest*

[24/00146/HOUSE Connemara, Drove Lane](#)

Section 73 application to vary condition 2 (Approved Plans) of approved 23/02190/HOUSE - First floor roof extension to create 4no. bedrooms and detached car port over existing parking area.

**RESOLVED**  
**ALL IN FAVOUR**

**OBJECT**

CAPC voted unanimously to object to this application to vary condition 2, and notes that this condition was imposed “in the interest of proper planning”. CAPC does not consider that this latest application makes a strong enough case, with sufficient evidence, to overturn the planning approval dated 5.1.2024. Moreover, it is CAPC’s view that the variation of the condition as proposed, with significantly higher roofline and larger dormer windows than had been agreed, will materially adversely affect the situation for the most immediately affected neighbour in High View, who has also objected to it. CAPC’s opinion is that this latest planning application puts High View in a worse situation than the 5.1.2024 planning approval, for no added planning benefit, and should thus be rejected by WBC.

*MF resumed the Chair*

[24/00266/HOUSE Bridge House, Red Shute Hill](#)

Single storey rear extension

**RESOLVED**  
**ALL IN FAVOUR**

**NO OBJECTION**

**B Decisions**

Council noted the following decision

**NOTED**

**REFUSED** - 23/01917/OUT Land Adjacent to Pine Lodge, Bucklebury Alley  
Outline application for a proposed new single dwelling on a site within the settlement boundary. Matters to be considered: Access

**239425**

**Reports**

BC was unable to report on his attendance at the Western Area Planning Committee visit to Birkdale, The Ridge on 19.2.24 having been refused entry to the site by the WBC Planning Officer present and the Committee Chair.

**ACTION**

BC will prepare a letter to be submitted to WBC Planning seeking clarity of the terms on which the Parish Council can be turned away from future site visits.

There being no further business the meeting closed at 7.44pm.

Chairman .....

Date .....