

**Minutes of a meeting of Cold Ash Parish Council on
Tuesday 11.6.2024 at 7pm in the Committee Room of
Acland Memorial Hall**



Present: Cllrs Fenner (MF) (Chair), McArdle (IM), Wilding (JW) Adams (PA), Clark (BC), Hanks (RH), Codling (HC), Murray (PM) and Morrow (AM)

In attendance: Rosie Jardine (Clerk & RFO)
5 members of the public, including 4 representatives of Acland Memorial Hall

239477 Apologies for Absence
District Cllr Dick

239478 Declarations of Interest
It was noted that RH is Chair of the Acland Memorial Hall Committee but that he could vote on item 239480 with no conflict of interest.

239479 Minutes
RESOLVED To approve the minutes of the meeting held on 14.5.24.
ALL IN FAVOUR

Standing Orders were suspended to allow members of the public representing Acland Memorial Hall to speak.

239480 Grant Request

Representatives of the Acland Memorial Hall presented to Council a fundraising initiative and a project plan towards the refurbishment of the Hall toilets. This included reports of applications made to a number of grant funding bodies and their own fundraising activities. Members were asked to consider a request for grant funding towards the project from CIL monies held in reserve but a figure was not stipulated. Members asked the following questions:

- HC:** Does the plan include accessible toilets for disabled users? *No, the hall already has accessible toilets; these could be refurbished with excess funding.*
- HC:** Is it wise to remove cupboards when most halls are lacking storage space for hirers? Could they not be refurbished as well? *Storage is sufficient. Refurbishment would be more costly than removal.*
- IM:** Agrees refurbishment work needs to be done. If grants are successful, how much funding will be required? *It's difficult to say at this stage as the grants are subject to consideration and not for fixed amounts.*
- IM:** Have you pursued hall specific funding? (ACRE has re-opened for applications) *Not yet; waiting first for outcomes.*
- BC:** How much are you requesting from CAPC? *The fundraising target is £60,000 to cover the highest quote plus a contingency. The Hall has some reserves it can use; perhaps the Hall and Council might pay equal shares of the shortfall.*
- HC:** A successful Members Bid was made last year. She could bid again but success will be based on competing projects across the ward.
- HC:** Have you approached Colefax Charitable Trust (Charity number: 1017285)? *No, thank you for the suggestion.*
- BC:** Must retain reserve for roof repair and future projects
- BC:** It may be possible to press for central CIL money held by WBC.
- PA:** When was the last significant capital expenditure on the hall and did CAPC contribute? *Audio equipment, can't recall a CAPC contribution.*
- MF:** When are you thinking of starting the work? *The Committee wishes to accommodate Pre-School so out of term time, worst case scenario is summer 2025 but possibly February 2025 half term. The work will take 2-3 weeks.*
- PM:** Is this the plan complete to address all issues in the building or is there likely to be another

capital project? *Roof leak repairs are expected to be needed; solar panels and a hot desk/hub option for upstairs are potential future projects.*

Standing Orders were reinstated

RESOLVED
8 IN FAVOUR,
1 ABSTENTION

That in principle CAPC could support the project using CIL monies. The fundraising sub-committee should exhaust all opportunities for grant funding and is then invited to return to Council to agree a contribution.

239481

Planning Matters

A Applications

Council considered the following applications and resolved responses:

BC

[24/00348/FUL Coley Farm, Stoney Lane, Ashmore Green](#)

RE-CONSULTATION Erection of 6 dwellings with associated access, car parking and landscaping. Additional drawings/amended plans including

Drainage Technical Note

Replacement of garage with car port

Updated parking strategy with electric vehicle charging points

Amended plans to show these changes

RESOLVED
UNANIMOUS
OBJECTION

Cold Ash Parish Council strongly objects to this additional development; the proposed foul water treatment is inadequate and the changes to sewer flows proposed for the entire site are disproportionate to the gain of 3 additional properties. We echo the issues raised by the Cold Ash Flood Warden. CAPC also objects on the basis that traffic issues have not been addressed, development creep and that surface water flooding is not addressed (ponds are already full).

The developer appears to be totally changing the sewer flows across the site with a discharge point into the public Sewer Main System. Without the Sewer Pumping Station for the site, this means the sewer must flow across the site to the lowest point, southeast boundary corner. The lower (east side) boundary of this site is open water course, with detention ponds and wet land valley. This water network area must be protected and can't have sewer infiltration.

On the site's southern boundary is a residential estate. The lowest point of the site's boundary abuts Lauds Close and Fleetwood Close. If the developer is planning on connecting into the public sewer main via Laud or Fleetwood Close this raises concerns.

- These two road's sewer networks flow into Waller Drive at low point (the valley floor) of the road.

- The foul sewer main in Laud Close and Waller drive, is only 150mm diameter pipe.

- The foul sewer main flow in Waller Drive flows in an eastly direction.

- The foul sewer main then cross the water course (which run along the site's eastern boundary) 150mm diameter pipe is a small pipe for a sewer main. Adding an entire additional estate's sewer flow will add a considerable load into this small (150mm) sewer pipe network.

- The highest point of the site is considerable higher than the point on Waller Drive where the sewer main connection would be made. The high would add pressure into the sewer main. Increased pressure and flow volume can cause sewer outflows.

In Laud Close the Surface Water Sewer Main pipe work is 225mm diameter and increases to 375mm diameter in Waller Drive. This clearly shows the pipe work, should always increases in size to handle increases in flow and pressure.

A short distance from the Laud Close junction, Waller Drive drops down to the lowest point in the valley and cross over the water course.

To add a larger sewer volume at a higher pressure into a low point with a large open water course, extra care must be taken. Sewer outflows are bad enough, but sewer contaminations of water courses are even worse. The wider area surrounding Newbury has seen many instances of sewer outflows and river contaminations. This again highlights the point that extra care needs to be taken.

MF [24/00991/HOUSE Vista Cottage, The Ridge](#)
Two Storey Side/Rear Extension with Internal Alterations

RESOLVED Although CAPC has no objection, members are concerned about light pollution in the dark
NO OBJECTION skies zone due to the amount of glazing to the rear of the building and would like to see
8 IN FAVOUR, use of sensitive lighting solutions.
1 AGAINST

B Decision Notices

Council noted the following Decision Notices:

NOTED 24/00370/HOUSE Windyridge, The Ridge – GRANTED

Addition of first floor with extension and alterations to bungalow – CAPC no objection

NOTED 24/00266/HOUSE Bridge House, Red Shute Hill, Hermitage – GRANTED

Single storey rear extension – CAPC no objection

NOTED 24/00157/HOUSE Drake House, The Ridge – GRANTED

New front porch with part castellated roof and fenestration to front and side elevations – CAPC no objection

NOTED 23/02973/HOUSE Cherry Cottage, Bucklebury Alley - GRANTED

Two-storey side and rear extension to the existing residential dwelling and the construction of an outbuilding following the demolition of the existing outbuilding – CAPC no objection subject to the following caveats:

- CAPC has noted that the outbuilding is outside the settlement boundary
- the site should remain as a single dwelling and this Council's response does not imply that there is likelihood of the outbuilding being converted to a residential dwelling in the future
- no public notice was on display at the property, neighbours may have been unaware of this application.

NOTED 24/00624/COND Coley Farm – REFUSED

Application for approval of details reserved by condition 31 (LEMP) of approved 22/02124/FULEXT - Section 73: Variation of Condition 3 (Approved Plans) and 29 (Hard Landscaping) of previously approved application 20/00604/FULEXT: Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure - CAPC not consulted

NOTED 24/00774/NONMAT Coley Farm – APPROVED

Application for a Non-Material Amendment Following a Grant of Planning Permission 22/02124/FULEXT - Section 73: Variation of Condition 3 (Approved Plans) and 29 (Hard Landscaping) of previously approved application 20/00604/FULEXT: Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure. Amendments: Amendment of location of substation to enable vehicular access for periodical servicing.

C Coley Farm – removal of pump house

ACTION BC reported no response has been received from WBC's Principal Engineer
Clerk to forward BC's email addressed to "Paul Bachus" to HC for follow-up

D Tree Works Application

24/01032/TPW - Ashmead House, Ashmore Green Road
Oak tree OF2R, crown reduce tips by 1-1.5m i.e. 10% crown reduction

RESOLVED No comment
ALL IN FAVOUR

239482

Clerk's Report

- The replacement bins for Manor Lane, The Ridge WAG entrance and Southend have been installed. The original WAG bin appeared to have been hit by a vehicle; the post was straightened and the new bin fitted.
- Subsequent to approval by Council on 14.5.24, the AGAR has been submitted to the External Auditor (EA), well within the prescribed deadline. We now await a response from the EA, which if they require no additional information is likely to be in

September.

- A contract renewal has been received for streetlighting supply for 1.8.2024 – 31.7.2026. The Clerk has engaged Utility Aid to check for alternative suppliers but at first glance it appears to be good value with a minimal increase. The estimated expenditure, however, exceeds the budget set.
- The Clerk has started work on a replacement Clerk's Manual as much of the guidance in the original file is no longer relevant. This will be a long-term project.
- The Clerk has received a framed portrait of HM King Charles III. These were offered free of charge to local authorities who typically display images of the monarch in their public buildings. Would we like to offer this to the Acland Memorial Hall or should it remain in the Parish Office? RH will enquire in his capacity as Chair of the Acland Memorial Hall Management Committee.
- The Clerk has been approached by a resident regarding grass cutting of a verge beneath the Waller Drive CAPC noticeboard as WBC has recently ceased cutting that grass. This prompted the resident to check their deeds identifying that they in fact own the land on which the noticeboard has been fixed. The Clerk has not yet been able to identify a licence or other agreement between CAPC and landowner/s for our noticeboards sited on land not belonging to CAPC. The Clerk will continue to liaise with the resident and report back to Council in due course.

239483 Finance

RESOLVED A To approve items for payment totalling £3,704.91 (see appendix I)

RESOLVED B To approve the bank reconciliation for May 2024 and corresponding bank statements were signed by PA, Chair of F&GP.

NOTED C The Monthly Budget Report to May 2024.

NOTED D That the Council holds a CIL balance of £85,170.52.

239484 Risk Assessment Review

DEFERRED Deferred until the 9.7.24 to allow further time for review.

239485 Outside Bodies

There were no reports.

239486 Councillors' Reports & Questions

PM: Thatcham Town Council's Simon Pike has identified CA12 (Henwick) is back on the agenda as part of the Inspector Reviews of the Local Plan. As per a previous Council meeting action, PM wrote to the Inspector and WBC asking if the newly adopted Cold Ash NDP will be considered. The Inspector reported that they cannot accept additional documents at this stage. WBC has acknowledged receipt of letter but not made comment. PM will be vigilant for opportunities to participate in the Review, likely to be in next 2 weeks. HC reported receiving an email stating that WBC is moving towards defining Ashmore Green as a service village, not a hamlet. HS will be researching the ramifications of that and acting accordingly.

AM: Florence Gardens play area is unusable due to uncut grass.
ACTION The Clerk will report online if not already done.

239487 Correspondence

Council noted the correspondence received since the last meeting of Council.

There being no further business the meeting closed at 8.06pm

Chairman

Date

Appendix I - Item 239483 A Items for Payment

Vouch.	Description	Supplier	Net	VAT	Total
48	Microsoft Subs	Microsoft Limited	10.30	2.06	12.36
49	Assets - street furniture	Earth Anchors Ltd	640.00	128.00	768.00
50	Asset management	EnG Property Services	100.00	0.00	100.00
50	Asset management	EnG Property Services	50.00	0.00	50.00
50	Asset management	EnG Property Services	18.75	0.00	18.75
51	Poor's Charity - to be recovered	EnG Property Services	38.75	0.00	38.75
52	Venue hire	Acland Memorial Hall	49.50	0.00	49.50
53	Electricity supply	SSE Energy Solutions	180.37	9.02	189.39
54	Poor's Charity - to be recovered	West Berkshire Countryside Society	100.00	0.00	100.00
55	Street Lighting	SSE Energy Solutions	43.08	3.02	46.10
56	Bin emptying	Tactical Facilities Management Ltd	256.40	51.28	307.68
57	Litter picking	Litter picking - J Hauxwell	65.00	0.00	65.00
58	Microsoft Subs	Microsoft Limited	10.30	2.06	12.36
59	Mileage	CAPC Parish Clerk	7.65	0.00	7.65
60	Payroll	HMRC	223.57	0.00	223.57
61	Payroll	NEST	133.85	0.00	133.85
62	Payroll	CAPC Parish Clerk	1,304.77	0.00	1,304.77
63	Parish Office - telephone/broadband	BT plc	34.66	6.93	41.59
64	Bin emptying	Grundon Waste Management Ltd	54.07	10.81	64.88
65	Membership subscription	CPRE Campaign to Protect Rural England	36.00	0.00	36.00
66	Website	IONOS	6.00	1.20	7.20
67	Play area inspection	ARD Playgrounds	106.26	21.25	127.51
			3,469.28	235.63	3,704.91