



**Minutes of a meeting of Cold Ash Parish Council on
Tuesday 25.6.2024 at 7pm in the Committee Room of
Acland Memorial Hall**

Present: Cllrs Fenner (MF) (Chair), McArdle (IM), Wilding (JW), Codling (HC), and Murray (PM)

In attendance: Rosie Jardine (Clerk & RFO)

239488 Apologies for Absence

Councillors Adams (PA), Morrow (AM) and Clark (BC)

239489 Declarations of Interest

There were no declarations of interest.

239490 Planning Matters

A Applications

Council considered the following applications and resolved responses:

PM [24/01114/FUL Messenger House, Pear Tree Lane, Newbury](#)

Demolition of existing dwelling and erection of a replacement dwelling with garaging and home offices, together with relocated driveway, parking and turning, associated private amenity space, landscaping, installation of package sewage treatment plant and associated works

**RESOLVED
NO OBJECTION
ALL IN FAVOUR**

Subject to certain comments and restrictions outlined below.

Context and General Comments:

Development Location: The proposal involves demolishing an existing property on a large plot and replacing it within the same plot with a significantly larger property but in a different location.

Current Condition: The existing property is in various states of disrepair.

Access: Access to the property is via a long private driveway, which is non-tarmac and lined with overgrown trees and bushes. This access also serves several private houses from Pear Tree Lane.

Versus the Cold Ash Neighbourhood Development Plan (NDP):

Development Outside Settlement and Parish Boundaries:

The Cold Ash NDP does not support developments outside the settlement and parish boundaries unless there is a clear exceptional rationale.

CAPC typically does not support applications that propose developments in such locations, as this could create a negative precedent undermining NDP policies.

Local Character and Heritage (Policy CAP2):

Conservation and Enhancement: The development conserves and enhances the character of the Local Character Zone. The site is not overlooked by others and will provide a more appealing use of the land.

Design and Vernacular: The design mostly responds to the local context and vernacular. However, there are concerns regarding the size of the buildings on the plot.

Highway and Rights of Way: CAPC has concerns about the narrow and unmade private

driveway potentially causing issues with construction traffic and impacting neighbours. CAPC requests an agreed traffic flow plan to minimize disruption and noise.

Density and Rural Character: There are concerns about the scale of the proposed buildings compared to the existing ones, which may affect the rural nature of the parish.

Minimizing the Risk of Flooding (Policy CAP5):

The proposal includes a comprehensive SuDS plan, ensuring that the design incorporates effective measures to manage flood risk. This aligns with the CAP5 policy for flood management.

Conclusion:

While CAPC has noted some concerns, particularly regarding the size of the proposed buildings and the potential impact of construction traffic, we believe that these can be mitigated with proper planning and restrictions. In addition, CAPC believes that as long as this application remains as one property being demolished and only one new being built, it does not set a negative precedent that would negatively affect the policies agreed in our recent NDP.

Therefore, subject to the following conditions, we support this application:

- An agreed traffic flow plan to manage construction traffic and minimize disruption to neighbours.
- Consideration of the building size to ensure it respects the local context and rural character.
- Commitment that no further development on this site occurs, including additional buildings, and especially domestic properties.

B Reports

There were no reports from Councillors on matters related to Planning

There being no further business the meeting closed at 7.22pm

Chairman

Date