



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY 26th September 2023

Present: Cllr Fenner (Chair) (MF), Cllr McArdle (IM), Cllr Hanks (RH), Cllr Adams (PA),
Cllr Wilding (JW) Clerks: L Randall and R Jardine

In Attendance: 2 members of the public and Mr Morrow

Public Participation

23/00565/FUL Land Adj Greenbanks, The Ridge

Mr Riley asked the Parish Council to support his objection and made the following points:

- Overdevelopment of site
- Proximity to and loss of privacy to neighbouring properties
- Loss of mature trees and hedgerow
- Proposed pavement not in keeping with street scene and likely to be used for school run parking, increasing traffic in an already busy area
- Impact on wildlife

239315 **Apologies for Absence**

Cllrs Clark (BC), Codling (HC), Murray (PM) and District Cllr Dick

239316 **Declarations of Interest**

No Declarations of Interest

239317 **Minutes**

Minutes of the Meeting held on 12th September 2023 were approved as a correct record and were signed by MF

239318 **Matters Arising**

- Clerk advised that the Tennis Club agreement had been located and would be added to the next agenda for discussion.
- Clerk advised the pre-planning application for the Recreation Ground project will be submitted with payment.

239319 **NDP Update**

IM gave an update and expressed ongoing concerns over selecting an examiner which was holding up progress and that queries posed to West Berkshire Council (WBC) are not being answered. HC has informed IM that it will be considered at WBC's Full Council meeting on 6th October 2023 but hoped that this was only a formality. The Parish Council should be cautious of accepting an examiner selected by WBC when only one single company is being proposed to provide examiners of NDPs across the district; can they do the job? Will they be independent? PA asked for clarity on WBC choosing one examiner for all West Berks NDPs; IM confirmed that this appeared

likely and therefore the company would not be truly independent. PM advised WBC appears to be pushing their preference on the buffer to the south of the Parish. IM believes the Parish Council should strongly challenge this. MF agreed that it is concerning that answers are not being given by WBC.

239320

Social Media Policy

The Social Media Policy was reviewed; slight changes should be made but it can then be uploaded to the website.

239321

Coley Farm Development

Street naming was discussed with no suggestions made. Clerk will advise WBC.

239322

Planning Matters

a)

Planning Applications

Amended Plans

23/00565/FUL Land Adj Greenbanks, The Ridge - *Erection of 4 dwellings and associated works.*

Previous Parish Council comments: **No Objection 4 in favour – 3 against**

- **Concerns regarding large windows overlooking properties in Collaroy Road**
- **Cold Ash Parish Council recommended landscaping on Collaroy Road border.**
- **Cladding not in keeping with village scene.**
- **Concerns regarding service access.**

New comments: NO OBJECTION with the following comments - 2 in favour, 2 against, 1 abstain. The Chair gave her casting vote in favour of no objection.

- Previous comments should be taken into consideration as not fully addressed
- Existing hedgerow should remain
- Proposed footpath should not be permitted as little or no footpath exists currently and it would therefore be out of keeping with the village scene.
Standing orders were suspended to allow Mr Riley to comment
- WBC Highways must be satisfied with the impact of increased traffic for safe access and travel.

23/02059/HOUSE Ridgekot The Ridge - *Conservatory Extension*

NO OJECTION - Unanimous

23/01940/MDOPO (Adjacent parish) Newbury Showground - *Modification of Planning Obligation on Approved Application 11/01135/COMIND - To amend some of the restrictions on letting the showground for short term uses to enable the society (A registered Charity) to remain viable.*

NO OJECTION - Unanimous

b)

Planning Decisions

There were no decisions

c)

Appeals

There were no appeals

There being no further business the meeting closed at 7.57pm

Chairman.....Date.....