



**Minutes of a meeting of Cold Ash Parish Council on Tuesday 24<sup>th</sup> October 2023 at 7pm  
In the Acland Memorial Hall**

**Present:** Cllr McArdle (Chair) (IM), Cllr Hanks (RH), Cllr Morrow (AM), Cllr Murray (PM), Cllr Adams (PA) and Cllr Wilding (JW)

**In attendance:** Rosie Jardine (Clerk)

**239341 Apologies for Absence**

Cllr Clark (BC), Cllr Codling (HC), Cllr Fenner (MF) and District Cllr Dick

**239342 Declarations of Interest**

There were no Declarations of Interest

**239343 Minutes**

Minutes of the meeting held on 10.10.23 were signed and approved as a correct record.

**239344 Matters Arising**

To raise any matters arising from the minutes of 10.10.23

PA reported that he and MF had begun talks with Cold Ash Tennis Club to address issues regarding access to the tennis courts by non-members. Further discussions will take place before a response is made to the Council.

**239345 Neighbourhood Development Plan (NDP) Update**

To receive an update from Cllr McArdle

IM reported that the NDP Steering Group (SG) has met formally for the last time and all future discussion will now form part of Council meetings. If needed, the SG members will be involved in any pre-Council discussions. West Berkshire Council has provided the CVs of three independent examiners for the Parish Council to select one from. The Steering Group recommended that Andrew Mead be selected as he appeared the best match given previous relevant experience

All in favour

**RESOLVED** that Andrew Mead be appointed as independent examiner for the NDP. IM to action.

**239346 Definitive Map Modification Order for Drove Lane**

Members to discuss CAPC's next steps, ownership of actions and timings

During discussion PM reported that Cold Ash Parish Council could make a representation to WBC before the deadline of 14.11.23 without taking a stance on the Order. This would be sufficient to prompt a public inquiry to which all interested parties would be invited to provide input. PM proposed that Cold Ash Parish Council make a representation to WBC to ensure parishioners have the opportunity to be part of the process.

4 in favour, 1 against, 1 abstain

**RESOLVED** to put forward a formal representation to ensure that a public inquiry is triggered. PM to action and Clerk will submit on behalf of IM as Vice Chair.

239347

**Planning Matters**

a)

**Planning Applications**

Members discussed applications to WBC

23/02190/HOUSE Connemara, Drove Lane, Cold Ash  
First floor roof extension to create 4no. bedrooms and detached car port over existing parking area

RESOLVED Comments only will be submitted: All in favour

The Parish Council does not formally object to the application. However, we would ask WBC to note the following comments:

The particular geographical positioning of Connemara and its nearest neighbour High View, which is to the north and west of it, combined with the topographical terrain that means that High View is on lower ground than Connemara do raise concerns as to the impact of the proposed development on this property, in particular with regard to potential loss of light and privacy.

Cold Ash Parish Council requests that WBC explore this further (perhaps to include potential re-siting of the proposed dormer windows to the south elevation) with the owners of High View and the applicants before a final decision on the application is made.

23/02195/HOUSE Arbor Low, Bucklebury Alley Section 73 application to vary condition 2 (Approved plans) of approved 21/03247/HOUSE –  
Two story front and rear extensions  
Previous CAPC decision: No Objections – Unanimous

RESOLVED No Objection – All in favour

b)

**Decisions by West Berks Council (WBC) Planning**

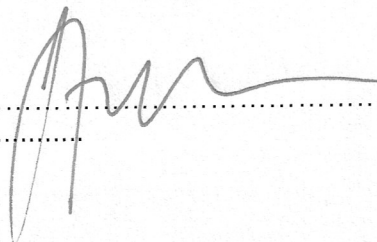
21/01452/FULEXT Land South of Waller Drive, Newbury  
Full planning application for the redevelopment of the site for 48 dwellings (Use Class C3), public open space, play space, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing structures and removal of existing hardstanding – WITHDRAWN Previous CAPC decision: No Objections – Unanimous. Provided the Tree Officer is content with the revised soft planting.

23/01555/FUL Woodhill House, Drove Lane  
Retrospective change of use the garage to annex, with an extension in lieu of the log store - APPROVED Previous CAPC decision: Objected

Following discussion regarding the notice for application 21/01452/FULEXT members noted the Decision Notices.

There being no further business the meeting closed at 7.52pm

Chairman .....



Date

14/11/23