



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY 26th October 2021

Present:

Cllrs Marsh, Hanks, Adams, Silsby, Bailey & McArdle
Linda Randall - Clerk

In Attendance:

Mr Waghorn.

Public Participation

Mr Waghorn gave his concerns regarding proposed footpath diversion. He felt that some of the footpath could be prone to flooding; he suggested that path be made more obvious for walkers and that signage making the footpath route clear. **Cllr McArdle** asked if these suggestions had been sent to West Berkshire Council, Mr Waghorn advised they had.

218732 Apologies for Absence

Cllr Clark, Verner, Fenner & Le-Cornu. District Cllr Simpson.

218733 Declarations of Interest

There were no declarations of interest

218734 Minutes

Minutes of the Meeting held on 12th October 2021 were approved unanimously as a correct record and were signed by the **Chairman**.

218735 Matters Arising

- **Clerk** advised she had heard from the resident regarding installing a new bench to the Recreation Ground, it was agreed to request the cost before ordering the new bench.
- Councillors agreed to the water agreement between Cold Ash Parish Council and the Tennis Club with a small amendment stating charges would be reviewed yearly. **Clerk** would alter the agreement.

218736 Community Awards

Councillors agreed to the suggested nominees to the Community Awards. **Clerk** would now re investigate criteria and closing date.

218737 Parish Christmas

It was agreed to investigate other suppliers for the Parish Christmas Tree. The size suggested was 15ft. **Clerk** would also contact SSE to see if electricity could be used from a supply at Hermitage Road and Ashmore Green crossroads.

218738 Bucklebury, Westrop Wood: Concurrent public footpath creation/extinguishment

A discussion took place regarding the proposed footpath creation/extinguishment. Whilst it was sad a foot path was being extinguished it was agreed that the diversion was acceptable. **Clerk** would write to West Berkshire Council and advise that prior notice was required by Cold Ash Parish Council for any future suggested diversions adjacent to the Parish. The suggestion of clear signage for footpath BUCK 162 was agreed. **Cllr McArdle** also suggested speaking to the landowners regarding footpath up keep.

218739

Planning Matters

a) Planning Applications

21/02534/PIP Land Adjacent Little Copse Southend - Application for permission in principle for the erection of nine dwellings (first homes).

Objection – Unanimous –

The planning application relates to land included in West Berkshire Council's Housing and Economic Land Availability Assessment (HELAA); site CA11. The proposed development site was fully assessed as part of the HELAA process and was assessed as 'unsuitable' for development (West Berkshire Council statement - 'Development would be inappropriate in the context of the existing settlement form, pattern and character of the landscape'). This is expanded on in the following statement, also taken from the HELAA suitability assessment:

West Berkshire LCA (2019) - the site lies within the Cold Ash Woodland and Heathland Mosaic LCA. The decreasing separation/coalescence between Cold Ash and Thatcham, increased suburbanisation and the loss of gradation between settlement and countryside have been identified as key detractors in this area. The landscape strategy is therefore to retain the distinction between and individual identity of settlements such as Thatcham and Cold Ash and to conserve elements that mark a transition between settlement and countryside. Development on the site would clearly extend development into the countryside and is not considered appropriate in the context of the existing settlement form, pattern and character of the landscape.

We believe that this is sufficient reason for refusal of the planning application, but include the following as additional reasons for completeness:

- The site is outside of the settlement boundary
- Access is inappropriate, as Lawrence's Lane is narrow and unsuitable for any increase in traffic. The application also conflicts with West Berkshire Council's proposal to restrict access to Lawrence's Lane and designate it as a route for 'Active Travel'. Access to the site through Southend is also unsuitable

Acceptance of this planning application would not only undermine West Berkshire Council's Local Plan and HELAA assessment, it would also undermine Cold Ash Parish's emerging Neighbourhood Development Plan, which was submitted to West Berkshire Council for screening on 11th August 2021.

21/02494/PASSHE 45 Huntingdon Gardens Newbury - Rear extension, I I infill to provide enlarged kitchen; with hipped roof detail and 3no Velux type roof lights. Rear extension to existing conservatory and change in roof type to create 'sun room' with improved functionality. New roof will be clad in tiles to closely match the existing; walls to be constructed in clay brickwork to closely match the existing; doors and windows to closely match the existing. Dimensions 5.29m beyond rear wall, 3.45m height, 2.60m eaves height. **No Objection - Unanimous**

b) **Planning Decisions** – There were no decisions

c) **Appeals**–There were no appeals.

There being no further business the meeting closed at 8.10pm

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