

COLD ASH PARISH COUNCIL



**Parish Office
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Cold Ash
Thatcham RG18 9JH**

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6th January 2021

To: All Members of the Council

You are summoned to attend a Meeting of **COLD ASH PARISH COUNCIL** on Tuesday 12th January 2021 at 19.00pm Dial in details:-

Cold Ash Parish Council is inviting you to a scheduled Zoom meeting.

Topic: Cold Ash Parish Council's Public Meeting

Time: This is a recurring meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86220202320?pwd=S094enQvNk01Q285aGVVbVBRZ2wwUT09>

Meeting ID: 862 2020 2320

Passcode: 254650

One tap mobile

+441314601196,,86220202320#,,,,,0#,,254650# United Kingdom

+442030512874,,86220202320#,,,,,0#,,254650# United Kingdom

Dial by your location

+44 131 460 1196 United Kingdom

+44 203 051 2874 United Kingdom

+44 203 481 5237 United Kingdom

+44 203 481 5240 United Kingdom

+44 203 901 7895 United Kingdom

Meeting ID: 862 2020 2320

Passcode: 254650

Find your local number: <https://us02web.zoom.us/j/k63MeXRwX>

Yours faithfully

Linda Randall

Linda Randall Clerk to the Parish Council

Public Participation To take note of any items raised by members of the public.

A G E N D A

218467 **Apologies for Absence**

218468 **Granting of Dispensations to allow Councillors to discuss Precepts**

With the authority granted to her, the Clerk will grant dispensations to those present to discuss matters pertaining to the Precept, having received the necessary signed pro formas Declarations of Interest

218469 **Declarations of Interest**

Members will be asked to state if they have an interest in any item on the agenda.

218470 **Minutes**

To approve as a correct record the Minutes of the meeting held on 8th December 2020 - *attached*

218471 **Matters Arising**

To raise any matters arising from the Minutes of 8th December 2020.

218472 **Reports from District Councillors**

To receive reports from the District Councillors.

218473 **Clerks Report**

The Clerk will report briefly on items not on the agenda.

218474 **Planning Matters**

a) **Planning Applications**

If members of the Public would like to comment on an application they should check the advice on our website:-

<https://coldashpc.org.uk/the-council/planning/>

20/02812/HOUSE Castle Lane Cottage Johnsons Lane - *First floor rear extension to provide en-suite and wardrobe area. Garden office/annexe guest accommodation to site where garage was previously approved.*

20/02816/HOUSE ADJACENT TO PARISH Oak Tree Cottage Long Lane - *Demolition of flat roof single storey elements and construction of two storey and single storey extensions.*

20/02875/HOUSE Woodley Stoney Lane -*Erection of five brick pillars to support gates and wall in the front garden to provide security.*

20/02788/RESMAJ ADJACENT TO PARISH Land Adjacent To

Hilltop Oxford Road Donnington -*Section 73: Variation of condition 2 'approved plans' of approved application 18/03061/RESMAJ: Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.*

20/00912/FULEXT - ADJACENT TO PARISH Land at End Of Charlotte Close Hermitage - *Erection of 18 dwellings and associated landscape and highway works. AMMENDED PLANS* Previous Parish Council Comments. No Objection – Comments

- Concerns of overdevelopment of site as original DPD stated 15 houses and this proposal is for 18.
- The extra traffic resulting from this application will lead to the roundabout at the junction with the B4009 and Priors Court Road reaching capacity

b) WBC (West Berks Council) Planning Decisions

20/02371/HOUSE Briar Stone Drove Lane - *Single storey side extension linking existing house to existing garage converted to habitable use. APPROVED* Previous Parish Council Comments - NO OBJECTION - UNANIMOUS

20/02345/HOUSE Springfields Ashmore Green Road - *Removal of existing rear conservatory and replacement with an oak framed garden room. APPROVED* Previous Parish Council Comments NO OBJECTION - UNANIMOUS

20/01707/HOUSE The Bitters Bucklebury Alley - Two storey front extension and detached car port. **APPROVED** Previous Parish Council Comments OBECTION – UNANIMOUS

- The proposed car port is out of keeping with surrounding area
- Proposed location of car port is forward of neighbouring building line.
- Out of keeping with street scene
- Putting car port close to the road would impact on rural nature of street scene and impair view of existing line of Oak trees.

20/02535/HOUSE Arcturus Gladstone Lane - Alteration to existing dwelling with side extension, alterations to roof and internal alterations. **APPROVED** – Previous Parish Council Comments - NO OBJECTION – UNANIMOUS

c) Appeal Decisions

Appeal Ref: APP/W0340/W/20/3256565

Land adjacent to Summerfield, The Ridge, Cold Ash, Thatcham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
- The appeal is made by Mr Rory Baxter of T A Fisher & Sons Ltd against the decision of West Berkshire Council.
- The application Ref 19/00832/REM, dated 15 March 2019, sought approval of details pursuant to condition No 2 of a planning permission Ref 16/02529/OUTD, granted on 24 October 2017.
- The application was refused by notice dated 22 May 2020.
- The development proposed is reserved matters following outline permission 16/02529/OUTD - change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. Matters seeking consent - Appearance, landscaping and scale.
- The details for which approval is sought are: appearance, landscaping and scale.

Decision

1. The appeal is allowed and the reserved matters are approved, namely the appearance, landscaping, and scale details, submitted in pursuance of condition No 2 attached to planning permission Ref 16/02529/OUTD dated 24 October 2017 subject to the conditions listed at the end of this decision.

Appeal Ref: APP/W0340/W/3257645

Land adjacent to Summerfield, The Ridge, Cold Ash, Thatcham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for consent, agreement or approval to details required by a condition of a planning permission.
- The appeal is made by T A Fisher Ltd against West Berkshire Council.
- The application Ref 18/01657/COND1, dated 2 July 2018, sought approval of details pursuant to conditions Nos 4;7;8;10;11;12;13 and 15 of a planning permission Ref 16/02529/OUTD granted on 24 October 2017.
- The development proposed is outline application for change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works.
- The details for which approval is sought are: Condition 4 – External material schedule and samples; Condition 7 – Construction Method Statement for deliveries and site management; Condition 8 – Surfacing for driveways/access points; Condition 10 – Vehicle parking and turning; Condition 11 – Access details; Condition 12 – Cycle storage; Condition 13 – Refuse storage; and Condition 15 – Boundary hedge.

Decision

1. The appeal is allowed and the details submitted pursuant to conditions Nos 4;7;8;10;11;12;13 and 15 attached to planning permission Ref 16/02529/OUTD granted on 24 October 2017, in accordance with the

application dated 2 July 2018 and the plans and details submitted with it, are approved.

- 218475** **Finance**
1. Items for payment Members will be asked to approve Items for Payment on Sheet No 10/20/21 – (*attached as Finance Item 1*) **Members to note Cheques will be signed of site after meeting has taken place.**
2. Bank reconciliation – Members to note the Bank Reconciliation Statement 31st December 2020 – (*attached*)
3. Payments against Budget – Members to note the Analysis of Payments against Budget to January 2021 –(*attached as Finance Item 3*)
- 218476** **Draft Budget 2021/22**
Further to the papers tabled at the meeting on the 8th December 2020, Members are invited to consider the revised draft budget and predicted year end statement and the level of Precept proposed and Resolve appropriately
- 218477** **Regulation 18 Consultation on the Emerging Draft of the West Berkshire Local Plan Review to 2037**
Members to agree submission for Cold Ash Parish
- 218478** **NDP Steering Group**
Present proposed parishioner communication regarding their preferred new housing sites.
- 218479** **AWE Charitable Donation**
Members to discuss donation.
- 218480** **Committee Reports**
16th Dec & 6th Jan NDP Steering Group – **Cllr Adams**
- 218481** **Reports from meetings with other bodies**
5th Jan Acland Hall meeting – **Cllr Silsby**
- 218482** **Councillor’s Questions**
- 218483** **Correspondence** *see attached list*