

COLD ASH PARISH COUNCIL



**Parish Office
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21st July 2021

To: All Members of the Council

You are summoned to attend a Meeting of **COLD ASH PARISH COUNCIL** on Tuesday 27th July 2021 at 7.00pm at Acland Main Hall.

Please let the Clerk know if you wish to attend and if you would like to speak

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

218656 Apologies for Absence

218657 Declarations of Interest

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

218658 Minutes

To approve as a correct record the Minutes of the meeting held on 22nd June 2021 *attached*

218659 Matters Arising

To raise any matters arising from the Minutes of 22nd June 2021.

218660 Reports from District Councillors

To receive reports from the District Councillors.

218661 Clerks Report

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

218662 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/>

21/01477/HOUSE Hazian Ashmore Green Road Ashmore Green –
Formation of habitable rooms in roof space with front and rear gable build ups and side dormers

21/01599/HOUSE Copperfields The Ridge Cold Ash -*Single-storey rear extension, associated renovations, landscape works and demolition of existing kitchen/family room*

21/01529/HOUSE Jonroc Road Known As Ashmore Green Road –
Platform 3m x 2.5m built around an apple tree 2.4m from the ground, All built with treated softwood. Accessed via a wooden ladder

21/01649/FULMAJ ADJACENT TO PARISH Sanctuary Wood Slanting Hill Hermitage - *Replacement dwelling and detached garage with guest accommodation above.*

21/01452/FULEXT Land South Of Waller Drive - *Full planning application for the redevelopment of the site for 70 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 hard standing.*

21/01574/HOUSE Davenham House Slanting Hill Hermitage - *Provide a new single storey side extension with pitched roof to existing property comprising of art studio and gym.*

21/01565/FULD Westrop Farm The Ridge- *Change of use of agricultural building to form one dwelling; alterations and extensions (alternative design for one of the two dwellings, Dairy Cottage, most recently approved under planning reference 19/01102/FULD)*

20/02875/HOUSE – AMENDED PLANS Woodley, Stoney Lane -
Erection of five brick pillars to support gates and wall in the front garden to provide security. **No Comment required as unable to get extension. Cold Ash Parish Council Previous Comments will be taken into account. :- OBJECTION** (7 in favour and 1 against proposal) we understand that the land owner wanted to secure property, but Cold Ash Parish Council felt the proposal was not suitable for the rural location -

- *Over urbanisation of country lane.*

- *Suggested wall materials not suitable for street scene.*
- *Wall height too high for rural location*

b) WBC (West Berks Council) Planning Decisions

21/00425/HOUSE Monterey House Collaroy Road - *Proposed conversion of car port, first floor extension above and extend dropped kerb access.* **APPROVED** Previous Parish Council Comments No Objection – 5 in favour, 1 against & 3 abstain.

20/00604/FULEXT Coley Farm Stoney Lane - *Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure.* **APPROVED** Previous Parish Council Comments - **OBJECTION – UNANIMOUS.**

- Loss of valued views across this rural valley. Urbanises rural area.
- Widening Stoney Lane will require removing hedgerows and trees causing immense damage to this narrow lane and Waller Park.
- Significant flood risk to Manor Park.
- Damage to the rural gateway to Ashmore Green.
- Traffic/congestion issues.
- Development not sustainable as due to Steepness of levels this would make building difficult and also deter cyclists.
- Loss of Public amenity to Manor Park. Waller Park is currently an enclosed grassy open space. The current application proposes to remove most of the hedgerow on the north boundary within the site, which would have an urbanising effect on the park as views would consist of a housing estate rather than a hedgerow. The play area should be within the application site.

21/01036/HOUSE 16 Huntingdon Gardens Newbury - *Proposed loft conversion with new gable, front dormer and rear PV array* **WITHDRAWN** – Previous Parish Council Comments - **OBJECTION – Unanimous –**

- The large dormer on the front elevation is out of keeping with neighbouring properties – no other property on Manor Park have dormers of this style on the front of buildings.
- Floor to ceiling window on second floor is oversized and causes loss of privacy to neighbouring residents due to overlooking.

21/00883/HOUSE Cypressus Stoney Lane Ashmore Green - *Proposed porch to front of property with flat roof. White upvc frame and matching bungalow brick* **APPROVED** – Previous Parish Council Comments - No Objection – Unanimous

21/01078/HOUSE Holly Tree House Fishers Lane RG18 9NG- S73 *Application for removal of conditions 4 (obscure glazing) and 5 (permitted development) of approved 20/02104/HOUSE -Two storey side extension and alterations* **APPROVED** Previous Parish Council Comments - No Comment

21/01244/HOUSE Chapel House St Marys The Ridge - *Insulate and*

render walls to 1980's extension (with no change to original adjacent brickwork), replace windows, construct front porch and rear lobby/boot room. **APPROVED** Previous Parish Council Comments NO COMMENT – Awaiting clarification of the validity of the application from West Berkshire Council.

21/01203/REM AMMENDED PLANS Land Adjacent to Summerfield The Ridge Cold Ash –
Section 73 application for removal/variation of conditions 1 (approved plans), 5 (Instant hedge) and 6 (gates) of approved 19/00832/REM - Approval of 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.

REFUSED

No Comment Required Previous Comments :-OBJECTION - UNANIMOUS

- Further over development of the site
- Changes not agreed on original planning application.
- Unnecessary development for the site

21/01354/HOUSE The White House Long Lane Cold Ash - Ground floor extension and first floor extension over kitchen. **APPROVED** Previous Parish Council Comments - NO OBJECTION – Unanimous

c) **Appeal Decisions**

No Appeals

218663 **Finance**

- 1. Items for payment** Members will be asked to approve Items for Payment on Sheet No 4/21/22 – (*attached as Finance Item 1.*)
- 2. Bank reconciliation** – Members to note the Bank Reconciliation Statement 30th June 2021 – (*attached*)
- 3. Payments against Budget** – Members to note the Analysis of Payments against Budget to July 2021 – (*attached as Finance Item 3*)

218664 **Footpath Diversion**

Members to discussion proposed diversion of Bridleway.

218665 **NDP**

Update and discussion on meetings & Chairmanship

218666 **Fence around Pre School Garden**

Members to discuss funding.

218667 **Members Bid**

Members to discuss recent bid and future bid ideas.

218668 **Recreation Ground**

Members to discuss recent behavior.

218669 Committee Reports

18th, 23rd June , 7th * 21st July - NDP Steering Group – TBA

218670 Reports from meetings with other bodies

9th June – Western Area Planning St Gabriel’s Farm – **Cllr Clark**

23rd June – Climate Change – Cllr McArdle

218671 Councillor’s Questions

218672 Correspondence *see attached list*