

# COLD ASH PARISH COUNCIL



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9<sup>th</sup> January 2022

**To: All Members of the Council**

You are summoned to attend a Meeting of **COLD ASH PARISH COUNCIL** on Tuesday 11<sup>th</sup> January 2022 at 7.00pm at Acland Main Hall.

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**

**218783 Apologies for Absence**

**218784 Declarations of Interest**

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

**218785 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

**218786 Minutes**

To approve as a correct record the Minutes of the meeting held on 14<sup>th</sup> December 2021 *attached*

**218787 Matters Arising**

To raise any matters arising from the Minutes of 14<sup>th</sup> December 2021.

**218788 Reports from District Councillors**

To receive reports from the District Councillors.

**218789 Clerks Report**

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

**218790 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/>

**21/03089/HOUSE** 38 Strouds Meadow Cold Ash RG18 9PQ –  
*Extensions and Alterations to 38 Strouds Meadow*

b) **Decisions**

**21/02570/HOUSE** **Rose Cottage Bucklebury Alley RG18 9NH** –  
*Erection of side and rear extensions with a separate car port.*

**APPROVED** – Previous Parish Council Comments -Objection –  
Unanimous.

- Over development of site
- Proposed Extension is overbearing and not subservient to the main dwelling.
- Existing house is characterful and of historic interest; whilst not listed, the impact of the proposed changes would be detrimental to the character of the dwelling and surrounding area.
- Not in keeping with street scene
- Due to the narrow lane upon which the current house sits and the potential size of the proposed works, extensive provisions would have to be made for construction related vehicles and these would be detrimental to the area and the neighbours. There is also the potential for considerable damage to the access/egress areas of the property.
- Proposed car port is out of keeping with the neighbourhood and too close to neighbouring boundaries.

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

**WITHDRAWN** – Previous Parish Council Comments -

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.

**21/02725/COND2 - 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.*

c) **Appeals**

- 218791 Finance**  
**1. Items for payment** Members will be asked to approve Items for Payment on Sheet No 10 21/22 – *(attached as Finance Item 1.*  
**2. Bank reconciliation** – Members to note the Bank Reconciliation Statement 31<sup>st</sup> December 2021 – *(attached)*  
**3. Payments against Budget** – Members to note the Analysis of Payments against Budget to January 2022 – *( attached as Finance Item 3)*
- 218792 Response to Residents**  
Members to discuss and agree response
- 218793 Platinum Jubilee Beacon**  
Members to discuss and agree position & content of ceremony.
- 218794 Tree Preservation Orders**  
Members to decide Communication to Parishioners
- 218795 Grazing Field 1**  
Members to discuss and agree use of the area
- 218796 Environment Committee**  
Councillors to discuss roles and responsibilities within committee
- 218797 Parish Council Charges**  
Members to review charges
- 218798 Draft Budget 2022/23**  
Further to the papers tabled at the meeting on the 14th December 2021, Members are invited to consider the revised draft budget and predicted year end statement and the level of Precept proposed and Resolve appropriately
- 218799 Terms of Reference NDP Steering Group Committee**  
Members to agree new TOR
- 218800 Committee Reports**  
22<sup>nd</sup> December 21 & 5<sup>th</sup> January 22- NDP Steering Group – **Cllr McArdle**
- 218801 Reports from meetings with other bodies**  
Improvement Plan Working Group 13<sup>th</sup> December via Zoom – **Cllr Fenner**
- 218802 Councillor’s Questions**
- 218803 Correspondence** *see attached list*