



COLD ASH PARISH COUNCIL

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

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2nd February 2022
To: All Parish Councillors

Dear Sir/Madam

You are summoned to attend a Meeting of COLD ASH PARISH COUNCIL on Tuesday 8th February 2022 at Acland Hall..

Linda Randall

Yours faithfully
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

- 218814 Apologies for Absence**
- 218815 Declarations of Interest**
Members will be asked to state if they have an interest in any item on the agenda.
- 218816 Minutes**
To approve as a correct record the Minutes of the Meeting held on 25th January 2022 –
Attached
- 218817 Matters Arising**
To raise any matters arising from the Minutes of 25th January 2022
- 218818 Reports from District Councillors**
To receive reports from the District Councillors.
- 218819 Clerks Report**
The Clerk will report briefly on items not on the agenda.

218820 Planning Matters

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/>

a) Planning Applications:-

22/00061/HOUSE 4 Laud Close Newbury RG14 2SL -*Two storey side extension extending into the rear of the existing garden.*

21/03191/FULD ADJACENT TO PARISH Broad View Farm The Ridge - *Replacement of existing dwelling.*

21/03247/HOUSE Arbor Low Bucklebury Alley - *Two storey front and rear extensions*

22/00122/HOUSE Thornfield Henwick - *Single Storey Rear Extension*

22/00026/HOUSE Vista Cottage The Ridge RG18 9HX - *Ground Floor: Existing garage and adjoining covered way removed, footprint reduced by 1 metre, and replaced with enlarged living room to project on front elevation. To rear existing kitchen enlarged with utility and rear entrance added. First Floor: Master bedroom added over new ground floor extension. Existing bathroom relocated and staircase modified.*

22/00028/HOUSE ADJACENT TO PARISH 29 Wyndham Road Newbury - *Two single storey rear and side extensions.*

b) Decisions:-

21/02584/HOUSE The White House Bucklebury Alley RG18 9NH - *Garage conversion, first floor extension over converted garage, rear single storey extension and internal alterations. **APPROVED** – Previous Parish Council Comments -No Objections – Unanimous Cold Ash Parish Council would like the following comments noted:-*

- *The Parish Council are aware of comments regarding boundaries which are outside the remit of our Planning considerations.*
- *The Parish Council are aware of comments regarding the absence of an orange site notice, which we understand West Berkshire Council are addressing*

21/02997/CERTE Glendale Manor Collaroy Road RG18 9PB – *Excavate part foundation for planning permission 18/01864/HOUSE **LAWFULL** Previous Parish Council Comments- No Comment - Unanimous*

21/00330/FULMAJ Cleardene Farm Ashmore Green Road -*Conversion of 4 agricultural buildings into 4 residential dwellings, including part demolition and landscaping. **REFUSED** Previous Parish Council Comments - Objection – Unanimous. Comments:- Cold Ash PC have many concerns with this proposed Application. The application is made under the C4 legislation but does not seem to meet many of the qualifying requirements. i.e. 4.7 This application complies with the specific requirements of Policy C4 as follows: i. The proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration; 4.8 “The buildings are of sound construction*

and are water tight” These statements are not correct and the site Inspection report clearly states: “most of the roof covering has deteriorated and will require replacement” The C4 legislations also states: “the existing structures can be converted into domestic dwellings without the need to alter its shape and form” Whereas the site inspection reports states: “The locations of the intermediate columns may not be suitable for the proposed first floor layout, and may need to be relocated, which will affect the roof support system. It is very clear that the existing buildings will not be “converted” but will undergo major demolition and rebuilding which we believe is not in line with the intent of the C4 legislation. We further believe that not enough consideration or detail has been given to the access, drainage or environmental considerations of this application (see document from Flood Warden). The environmental report must be re-visited as no mention has been made of the asbestos or contamination clearly evident at the site. We believe that the application as proposed will increase traffic movements way beyond what is currently stated, will increase the flood risk and dramatically increase light pollution within the village of Cold Ash due to the design and location of the proposed buildings. The design of the buildings is also out of keeping with the Village Design Statement and out of keeping with the overall appearance of the village. Conclusion: CAPC object to this application on the grounds that: It does not meet the stated intent of the C4 Legislation. The local access road is not suitable for further traffic without major investments The application is very vague on details concerning drainage and on environmental concerns. The houses themselves are out of keeping with the Cold Ash housing policy and would result in major light pollution. CAPC understand that the site could be used for some form of housing but this current application is out of keeping with the needs of the Parish and the environment. CAPC would welcome the opportunity to meet/consult with the applicant/developer to formulate an application that would be more sympathetic to the village design statement and to the needs of the village and minimise the impact of the development upon the village and local residents.

c) **Appeals**

218821 **Finance**

1. **Items for payment** Members will be asked to approve Items for Payment on Sheet No 11 21/22 – (attached as Finance Item 1).
2. **Bank reconciliation** – Members to note the Bank Reconciliation Statement 31st January 2022 – (attached)
3. **Payments against Budget** – Members to note the Analysis of Payments against Budget to February 2022 –(attached as Finance Item 3)

218822 **General Maintenance**

Members to discuss and agree maintenance costs

218823 **Annual Parish Meeting**

Initial discussion on content.

218824 **Grant Scheme**

Members to review criteria

218825 **Competition**

Members to discuss July competition

- 218826** **Committee Reports**
19th Jan & 2nd Feb 2022 NDP Steering Group – Cllr McArdle
- 218827** **Reports from meetings with other bodies**
26th Jan 2022 Libraries Review – Cllr Bailey
2nd February Green Trust 25th Anniversary – Cllr McArdle
- 218828** **Councillor’s Questions**
- 218829** **Correspondence** *see attached list*