



COLD ASH PARISH COUNCIL

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

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2nd March 2022

To: All Parish Councillors

Dear Sir/Madam

You are summoned to attend a Meeting of COLD ASH PARISH COUNCIL on Tuesday 8th March 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

Mr. McFarlane from SP Broadway will give a presentation on proposed development in Henwick Park ColdAsh.

A G E N D A

218839 Apologies for Absence

218840 Declarations of Interest

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

218841 Minutes

To approve as a correct record the Minutes of the Meeting held on 22nd February 2022 –
Attached

218842 Matters Arising

To raise any matters arising from the Minutes of 22nd February 2022

218843 Reports from District Councillors

To receive reports from the District Councillors.

218844 Clerks Report

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

218845 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. Amended Plans (Increased Width)*

b) Decisions:-

21/03151/HOUSE Breckland Hermitage Road RG18 9JN - *Demolish conservatory. New single storey side and rear extension. APPROVED* – Previous Parish Council Comments -No Objection - Unanimous

c) Appeals

APP/W0340/W/21/3280379 20/02062/COMIND - St Gabriel's Farm, The Ridge - A full planning application (submitted in parallel with the submission of a Class Q Prior Approval application) to facilitate limited works to: Establish an access way (including a turning head) which links the driveways of the new dwellings created under the parallel Class Q Prior approval application, to the existing approved driveway and access track at the St Gabriel's Farm site. Regularise improved site parking arrangements. Achieve proportionate extensions to some of the limited residential curtilages established for the new dwellings being approved under the Class Q Prior Approval application. Add additional drainpipes to the dwellings being approved under the Class Q Prior Approval application. Site landscaping improvements. Demolition of a barn redundant following approval of the parallel Class Q Prior application. Creation of a paddock in place of the redundant barn being demolished. Filling in of three slurry pits. **APPEAL DISMISSED** Previous Parish Council Comments -*Objection – Unanimous*
OBJECTION REASONS:

- *Size of development, and extension to residential curtilage.*
- *Farm track to be changed to residential road. The farm track which is being proposed for access is subject to flooding in the wet winter months.*
- *Excessive parking spaces.*
- *Paddock space should not be developed in the future.*
- *The proposed entranceway onto Cold Ash Hill currently has minimal use. We believe that access onto Cold Ash Hill requires the crossing of a WBC owned verge - does the application have guaranteed access rights across this? We also understand that this farm track was built after 2013, despite the submission statement by the applicant.*
- *Outside settlement boundary.*
- *Negative impact on wildlife.*
- *Loss of Agricultural land.*
- *Negative impact on neighbouring residents.*
- *Impact on flooding. Alterations to the paving around buildings will have*

- *an impact on flooding.*
- *The style and appearance of buildings are out of keeping with surrounding area*

218846 Finance

- 1. Items for payment** Members will be asked to approve Items for Payment on Sheet No 12 21/22 – *(attached as Finance Item 1.*
- 2. Bank reconciliation** – Members to note the Bank Reconciliation Statement 28th February 2022 – *(attached)*
- 3. Payments against Budget** – Members to note the Analysis of Payments against Budget to March 2022 – *(attached as Finance Item 3)*

218847 APM

Members to discuss and agree format for meeting

218848 Annual Parish Maintenance Contracts 2022/2023

A schedule of the Clerks recommendations is attached. Members are asked to discuss and resolve this agenda item

218849 Insurance Renewal

Members to approve schedule for Insurance renewal (email attached)

218850 CAPC/NDP Partnership

Members to agree on ownership of certain NDP items

218851 Scheme of Delegation

Members to agree document to cover this.

218852 NDP Update

An update from the Neighbourhood Development Plan steering Group

218853 Committee Reports

16th Feb & 2nd March 2022 NDP Steering Group – **Cllr McArdle**

218854 Reports from meetings with other bodies

2nd February – Climate Forum – Cllr McArdle
 16th February – Budget Briefing – Cllr Verner & Silsby
 28th February – Johnson Lane resident meeting – Cllr Fenner & McArdle
 2nd March – Jubilee committee meeting – Cllr Silsby
 3rd March – Greenfest 2022 – Cllr McArdle

218855 Councillor's Questions

218856 Correspondence *see attached list*