

COLD ASH PARISH COUNCIL



**Parish Office
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3rd August 2022

To: All Members of the Council

You are summoned to attend a Meeting of **COLD ASH PARISH COUNCIL** on Tuesday 9th August 2022 at 19.00pm Acland 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.

Edge Architecture will attend the meeting and give a presentation on proposed development at Land at Greenbanks, The Ridge.

The winners of the Prettiest Garden Competition will be announced.

A G E N D A

228982 **Apologies for Absence**

228983 **Declarations of Interest**

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

228984 **Minutes**

To approve as a correct record the Minutes of the meeting held on 19th July 2022 *attached*

228985 Matters Arising

To raise any matters arising from the Minutes of 19th July 2022.

228986 Reports from District Councillors

To receive reports from the District Councillors.

228987 Clerks Report

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

228988 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

22/01651/HOUSE Windrush The Ridge Cold Ash RG18 9HX -*First floor rear extension, conversion of garage to habitable space, replacement porch to front elevation, alterations to fenestration and associated works*

22/01475/MDOPO Adjacent to Parish Newbury Showground Priors Court Road Hermitage - *Modification of Planning Obligation on Approved Application 11/01135/COMIND - Section 106 Deed of Agreement of 30th April 2013, reference 2583SA*

b) WBC (West Berks Council) Planning Decisions

22/00810/FULMAJ Cleardene Farm Ashmore Green Road -*Conversion of redundant buildings at Cleardene Farm, Ashmore Green, into four detached dwellings, and to demolish two redundant buildings* Conversion of redundant buildings at Cleardene Farm, Ashmore Green, into four detached dwellings, and to demolish two redundant buildings **REFUSED** Previous Parish Council Comments - OBJECTION - UNANIMOUS

This application is nothing less than a re-jig of the previous 21/00330/FULMAJ application that was resoundingly (and successfully) objected to.

The major difference is now the conversion of 2 buildings into 4 dwellings and the demolition of 2 buildings as opposed to the conversion of 4 buildings.

All of the objections that were raised for the previous application remain applicable and as relevant now as they were then.

CAPC object to this application on multiple grounds including:

It does not meet the stated intent of the C4 Legislation.

The local access road is incredibly steep and in very poor condition making it totally unsuitable for further traffic without major investment and the clarification of the ownership and use of the proposed access road.

How will disabled access be achieved?

The application is very vague on details concerning drainage and on environmental concerns and this will require a much more detailed response to ensure that these issues are resolvable.

The issue of contamination from both Asbestos and detritus from the old

chicken Farm has not been addressed at all.

The houses themselves are out of keeping with the Cold Ash housing policy within the NDP and would result in major light pollution.

This proposed development is actually outside of the Village Permitted Development Boundaries.

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, the community and the environment.

Following the refusal of the last application Cold Ash Parish council invited the applicant and their architects/designer to discuss the issues with the CAPC and local residents and see what could be done to produce a plan that was acceptable to everyone. This invitation was not taken up and the applicant has now submitted this plan which does not address any of the issues raised last time and which are still so relevant this time.

22/00928/REM Land Adjacent To Summerfield The Ridge - *Section 73: Variation of Condition 1 (Approved Plans) for previously approved application 21/01203/REM: Section 73 application for removal/variation of conditions 1 (approved plans), 4 (scheme of landscaping) and 5 (instant hedge) 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. APPROVED* – Previous Parish Council Comments -

OBJECTION - UNANIMOUS –

- The new designs are a significant change from the approval, and detrimental because they do not blend in with the street scene on The Ridge. In particular the cladding, colours and textures do not blend in with the existing houses, as was originally agreed.
- CAPC do not believe the continual applications for alterations is helpful to planning, approval and building process

22/01245/HOUSE Juniper Rise Ashmore Green - *Section 73A: Variation of Condition 3 (Materials) of previously approved application 12/00538/HOUSE: First floor extension to single storey house, single storey extension to the west and new garage to replace existing. APPROVED* Previous Parish Council Comments -No Objection UNANIMOUS - but subject to the colour and style of the rendering being within the character and design of existing environment

c) **Appeals**
No Appeals

228989 **Finance**

- 1. Items for payment** Members will be asked to approve Items for Payment on Sheet No 5 22/23 – (attached as Finance Item 1)
- 2. Bank reconciliation** – Members to note the Bank Reconciliation

Statement 31st July 2022 – (attached)

3. Payments against Budget – Members to note the Analysis of Payments against Budget to August 2022 –(attached as Finance Item 3)

- 228990** **Tree Preservation Orders**
Discussion on raising preservation orders

- 228991** **Office Alarm**
Update on the office Alarm

- 228992** **Land at Lawrence’s Lane**
Update on appeal proceedings

- 228993** **Champions Award 2022**
Suggestions for submission in Oct 2022

- 228994** **Complaints Policy**
Members to review policy

- 228995** **NDP UPDATE**
Update from Cllr McArdle

- 228996** **Committee Reports**
There were no committee reports

- 228997** **Reports from meetings with other bodies**
No meetings with other bodies

- 228998** **Councillor’s Questions**

- 228999** **Correspondence** *see attached list*