

# COLD ASH PARISH COUNCIL



**Parish Office  
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4<sup>th</sup> January 2023

**To: All Members of the Council**

You are summoned to attend a Meeting of **COLD ASH PARISH COUNCIL** on Tuesday 10<sup>th</sup> January 2023 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.

## **A G E N D A**

**239089** **Apologies for Absence**

**239090** **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

**239091** **Declarations of Interest**

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

**239092** **Minutes**

To approve as a correct record the Minutes of the meeting held on 13<sup>th</sup> December 2022 *attached*

**239093** **Matters Arising**

To raise any matters arising from the Minutes of 13<sup>th</sup> December 2022.

**239094**     **Reports from District Councillors**  
To receive reports from the District Councillors.

**239095**     **Clerks Report**  
The Clerk will report briefly on items not on the agenda.

**239096**     **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**

**22/02841/OUTMAJ** Land Adjacent Little Copse Southend - *Application for outline planning permission with some matters reserved for up to 23 First Homes with associated parking and private amenity area. Matters to be considered: Access.*

22/03042/HOUSE Rooksdown The Ridge- Rear Extension

b)            **WBC (West Berks Council) Planning Decisions**

22/02215/COMIND St Gabriel's Farm The Ridge- A full planning 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 considered 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 and sustainable drainage. 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 two slurry pits and creation of pond utilising remaining slurry pit. **REFUSED**

Previous Parish Council Comments:-Objection - Unanimous

Cold Ash Parish Council would like to object to this application. There have been four previous applications on this site, varying from development proposals to PACOU's for elements relating to a Q-Class application. All applications were given full consideration by the parish council and all were objected to and, subsequently, rejected by West Berkshire Council. The site is outside of the Cold Ash Village Settlement Boundary and, in our view, the buildings are not in a state that would enable them to be renovated to meet the Class-Q requirements. We note that the developers have included artist impressions of what the renovated buildings would look like but this doesn't answer the question around whether they are capable of being converted. Also, it shows how unattractive the dwellings would be, in order to meet Class-Q requirements. Having reviewed the latest application, we have concluded that there is nothing new in it that would lead us to question our previous decisions. A previous application did include a written report of a visual inspection of the buildings however it was not intended to be relied on and the author stated that

'no liability for the contents of this report is conveyed to any third party, and no third party should therefore rely on the contents of this report'. It continues to be our view that should any Class-Q application be brought forward that it should be supported by a structural survey that confirms the buildings are capable of being safely redeveloped into residential dwellings.

The Class-Q question is the main consideration at this point however, should this be granted, then our other previous comments should be taken into account. These relate to:

- Protected species - the application notes that there are protected species on the site but no information is given on how these will be protected
- Access - an agricultural track was introduced a number of years ago, from the bottom of Cold Ash Hill to the site. The proposal intends to update this to provide access to the dwellings, even though the application states there are no new pedestrian or vehicular accesses planned. We strongly believe that this should not be permitted as it would unnecessarily cross green space outside of the village settlement boundary. The address of the site is 'The Ridge' to which there is a much simpler and shorter access route

**22/01751/FULMAJ** Greenlands Collaroy Road RG18 9PE - Full planning application for the demolition of the existing dwelling and outbuildings at Greenlands, and the their replacement with 10no. new dwellings, the formation of a new vehicular access, associated parking and landscaping enhancements.

**REFUSED** Previous Parish Council Comments ; -Objection – Unanimous

- Overdevelopment of site.
- Inadequate parking for amount of proposed houses.
- Serious concerns on access and road safety.
- Drainage issues.
- Impact on neighbouring properties.
- Housing not in keeping with design code of emerging NDP

**22/02532/FUL** 2 Huntingdon Gardens Newbury RG14 2RG - Garage conversion to ancillary accommodation (Annexe) **APPROVED** Previous Parish Council Comments No Objection Provided the extension remains part of the existing dwelling.– 8 in favour with 1 abstain.

**22/02634/HOUSE** Oakview Heath Lane Henwick - Retrospective application to erect 42 Contemporary trellis (40cm in Height) on top of the front, side and part of rear fence; 16 diamond lattice trellis (60cm in height) on top of existing 1.8m high fence to the rear; 6 x 1.8m new contemporary panels and 6 x 40cm contemporary trellis above contemporary panels to the rear. The maximum total height of any part of the fence from outside ground level is 2.4m. **GRANTED** Previous Parish Council Comments No Objection – Unanimous

**22/02833/COND** Cob Hatch, Bucklebury Alley - Application for approval of details reserved by condition 6 (Samples of the bricks) of listed building consent 02/00500/LBC - Various minor internal alterations to dwelling **APPROVED**

- c) **Appeals**  
No Appeals
- 239097** **Finance**  
**1. Items for payment** Members will be asked to approve Items for Payment on Sheet No 10 22/23 – (*attached as Finance Item 1*)  
**2. Bank reconciliation** – Members to note the Bank Reconciliation Statement 31<sup>st</sup> December 2022 – (*attached*)  
**3. Payments against Budget** – Members to note the Analysis of Payments against Budget to Jan 2023–( *attached as Finance Item 3*)
- 239098** **Wildlife Allotment Garden**  
Members to agree further spending
- 239099** **Draft Budget 2023/24**  
Members will be asked to give consideration to the Finance & General Purposes Committee’s recommendations for a Budget for 2023/2024 together with the level of Precept to be requested. A copy of the draft minutes of the F&GP meetings of 17th October, 22<sup>nd</sup> & 30th November and supporting budget papers are attached. Any suggested amendments must be notified to the Clerk in advance of the Council Meeting on 10<sup>th</sup> January 2023, when the final budget will be approved and the level of Precept determined
- 239100** **Tennis Courts**  
Members to discuss refurbishment of Tennis Courts.
- 239101** **CIL**  
Members to discuss recent Cil money received
- 239102** **Poor’s Allotment & Recreation Ground Charity**  
Members to review Charity Return
- 239103** **Planning Meetings**  
Members to discuss second meeting of the month
- 239104** **Recreation Ground Usage**  
Members to discuss request to use Recreation Ground from Downe House
- 239105** **Members Bid**  
Members to discuss ideas for submission in next round of bids.
- 239106** **Grass Cutting**  
Members to discuss request from contractor to use remaining budget
- 239107** **Annual Parish Meeting**  
Initial discussion to confirm date.
- 239108** **THAT20 and the local plan review**  
Members to discuss recent meetings

- 239109**    **Lawrence Lane 22/02841/OUTMAJ**  
Update on planning application
- 239110**    **NDP UPDATE**  
Update from Cllr McArdle
- 239111**    **Committee Reports**  
4<sup>th</sup> January 23 – NDP Steering Group via Zoom – **Cllr McArdle**
- 239112**    **Reports from meetings with other bodies**
- 239113**    **Councillor's Questions**  
Councillors to ask any QUESTIONS
- 239114**    **Correspondence** *see attached list*