



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY, 22nd September 2020

Present:

Cllrs Marsh, Fenner, Verner, McArdle, Silsby, Clark, Hanks & Jaques
Clerk L Randall

In Attendance:

Residents from Cold Ash & The Ridge,

Public Participation

- There was no public participation.

208382 Apologies for Absence
Cllr Le-Cornu & Cllr Adams

208383 Declarations of Interest
There were no declarations of interest.

208384 Minutes
Minutes of the Meeting held on 25th August 2020 were approved unanimously as a correct record. They were duly signed by the **Chairman** outside the meeting.

208385 Matters Arising

- **Clerk** advised that the new bench in the Glebeland Cemetery was underway with the base now laid.

208386 Co Opting of New Councillor
Mr. Hanks was co-opted in as a Parish Councillor for the Little Copse Ward. Mr. Hanks would sign the acceptance to office outside the meeting due to COVID restrictions. He would advise if he would join a Committee at the next meeting.

208387 Report from District Councillors
District Councillors' report had been circulated before the meeting. Items covered were – Environment, Adult Social Care, Home to School Transport, Culture & Leisure, Waste Services, Transport & Countryside, Social distancing & Members Bid. A copy of the report can be obtained from the Clerk.

208388 Clerk's Report

- **Clerk** advised that she had received details from West Berkshire Council that the Remembrance Parades were scheduled to go ahead. She advised she had ordered the wreath. Things could change due to COVID restrictions.
- **Clerk** advised she had received an email from a mobile vet hoping to set up a

practice in the Cold Ash area in 2021. The general feeling was that this was a good idea. **Cllr Silsby** would check with Acland Hall to see what days were preferable to use the car park. Clerk would ask the vet to attend the next meeting so that Councillors could ask any questions.

- **Clerk** reminded Councillors that the penalty shootout was taking place on the 26th September as was the litter pick postponed from March, she had been assured that the football club would use St Marks School for parking. She also advised that the Football club were hoping to carry out some treatments to the Recreation Ground and they would advise dates in due **course**.
- **Clerk** had received a call from a company offering to oversee energy company. **Cllr Silsby** agreed to look at paperwork before any decision to sign was made.

208389 Planning Matters

a) Planning Applications

18/03061/RESMAJ Adjacent to Parish Land Adjacent To Hilltop Oxford Road Donnington - Reserved matters application for phased development of 222 dwellings following approval of outline application 14/02480/OUTMAJ. Matters to be considered: Appearance, Landscaping, Layout and Scale. AMENDED PLANS – Previous Parish Council Comments - No Objection – Unanimous. No Further Comments.

20/02026/PACOU St Gabriels Farm The Ridge- Prior approval of change of use of agricultural buildings to 5 dwellings PRIOR APPROVAL NO COMMENTS REQUIRED

20/02062/COMIND St Gabriels 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 Gabriels 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.

20/02052/HOUSE The Bungalow Pear Tree Lane - Demolition of existing redundant pool room and formation of new summer room on same footprint. No Objection –Unanimous.

20/02075/FUL Oakview Heath Lane - Change of use to garden (curtilage) and installation of new close board fence 2m in height. No Objection – Unanimous.

20/00912/FULEXT ADJACENT TO PARISH Land at End Of Charlotte Close Hermitage - Erection of 18 dwellings and associated landscape and highway works AMENDED PLANS Previous Parish Council Comments -

No Objection – Comments

- Concerns of overdevelopment of site as original DPD stated 15 houses and this proposal is for 18.
- The extra traffic resulting from this application will lead to the roundabout at the junction with the B4009 and Priors Court Road reaching capacity. **No Objections - Unanimous.**

b) **WBC (West Berks Council) Planning Decisions** Members noted following decisions:

20/01325/HOUSE Northstar The Ridge Cold Ash - *Rear single storey extension, cladding to existing side extension and enlargement of rear first floor window*. **APPROVED** Previous Parish Council Comments - **OBJECTION 7** voted in favour 1 abstained

- *Intrusion of chimney flue to neighbouring property.*
- *Loss of privacy due to 1st floor dressing room window.*
- *Window would need to be smaller or obscured glass installed*

20/01479/CLASSR Henwick Manor Henwick-*Application to determine if Prior Approval is required for the Change of Use of agricultural building to a farm educational cafe.* **PRIOR APPROVAL GRANTED**

20/01563/FUL Glendale Manor Collaroy Road Cold Ash - *Proposed change of use of agricultural land to residential C3.* **WITHDRAWN** Previous Parish Council Comments - **OBJECTION – UNANIMOUS**

- The proposed change of use extends outside settlement boundary.
- The proposal would change a field to garden use.
- Cold Ash Parish Council does not feel it is appropriate to turn agricultural land to residential.

Cold Ash Parish Council does not want to set a precedent.

20/01561/OUTD Woodland Leaves Cold Ash Hill -*Outline permission for demolition of the existing dwelling house and erection of 3 x detached dwelling houses (access to be considered) including associated parking and amenity space.* Matters to be considered:

Access. **WITHDRAWN** – Previous Parish Council Comments - **OBJECTION – UNANIMOUS** The primary initial reason for objection is the siting of the access road on what is the fastest road and the steepest hill in the village and on the juncture of 2 blind corners. No allowance seems to have been made for the camber and incline of this existing road and this is seen by the Parish Council to be inappropriate for this part of the village. The increase of initial site traffic and then ongoing traffic to the development from this access would be very problematic to ongoing life within the village and could be considered dangerous to the village residents including the large number of school children using this road to access nearby schools. Further concerns include:-

- This development represents further urbanisation of what is a rural location.
- The trees and frontage foliage are an essential part of the appearance of the site and an important part of the village appearance. As such they form a natural screen and should be retained.

- Concerns that the proposed access road extends beyond the proposed development of 3 houses; it seems clear that the developer is trying to establish acceptance beyond what is being applied for
- This in turn leads to further concerns that this proposal is seen as a precursor to a much larger development as outlined in the 2018 letter from PEGASUS talking about 50+ houses in the paddock/field behind the current house which would be accessed by this “access” road. The paddock/field in question is a key local green space that is biodiverse in wildlife and is a key wildlife corridor within the village
- Both the existing plans and the much larger possible development would be in contravention of many of the guidelines within the current VDS.
- This objection is an initial objection and is not meant to cover all areas of this development but to signify the Parish Councils general objections to this proposed development.

c) **Appeals**

19/00832/REM Land Adjacent To Summerfield The Ridge - 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 - Access, landscaping and scale **AMENDED PLANS**. Cllr Clark advised the Parish Council that he had sent a personal letter to WBC regarding the hedge at the front of the proposed development. He advised that if the hedge was deemed historical it could not be removed. To remove it would be an offence. Cllr McArdle had attended the recent site visit. Clerk requested an email copy of letter sent to WBC by Mr. Clark. It was agreed to resubmit previous objections, submitted on 11th December, to West Berkshire Council regarding this application. **APP/W0340/W/20/3256565 appeal start date 25th August 2020**
Cllr Clark advised that residents from The Ridge and the District Councillor had submitted reports to the appeal. Cllr Clark advised he had also submitted a personal report. Councillors agreed to read the residents report before sending a statement advised they were in support of comments. Cllr Clark would forward a copy to all Councillors.

208390 Finance

1. **Items for payment**. Members agreed Items for Payment on Sheet No 6 2020/21.
 Summary of sheet:
 Waste Collection - £68.17
 Grass Cutting - £489.55
 Website - £1.37
 Litter Pick - £65.00
 Maintenance - £259.84
 Zoom Calls – £14.39
 Payroll – £65.52
2. **Bank reconciliation** – Members noted the Bank Reconciliation Statement at 31st August 2020
3. **Payments against Budget** – Members noted the Analysis of Payments Against Budget to September 2020.

208391 Planning White Paper

Chairman advised that a submission for the Planning White Paper had been written. There were a some slight changes and then it would be submitted.

208392 Jubilee Trees

Clerk advised that the two replacement Jubilee trees would be planted mid-November. It was agreed to arrange weekly watering during dry spells in 2021.

208393 Hermitage Road Play Area

Chairman reported that there were some broken fence post around the Hermitage playground. The contractor had send a quote for repairs. It was agreed to fix half immediately and the remainder in the next budget year. It was also agreed to order a new battery for the defibrillator. **Clerk** would arrange this.

208394 Risk Assessment

The risk assessment was reviewed now that the COVID changes were included. Councillors were happy with the updates.

208395 Committee Reports

2nd & 16th September - NDP Steering Group – **Cllr Adams** had sent a report on the recent meetings items included – Government planning reforms, NDP Policies and traffic data logging.

208396 Meetings with other bodies

24th August Acland Hall Committee Meeting – **Cllr Silsby** reported on the recent meeting advising that the Hall was struggling due to reduced bookings. There was a COVID cleaning a regime in place after each booking had taken place. The next meeting was 6th October 2020.

208397 Councillors' Questions

- **Cllr Fenner** asked if the Parish Council would be sending a comment to the recent consultation on West Berkshire's draft Housing Strategy 2020 – 2036.
- **Cllr Fenner** asked if the Parish Council would need a QR Code, it was advised that the Parish Council did not.
- **Cllr McArdle** asked if Parish Charges would be discussed at the next F & G meeting.
- **Cllr McArdle** asked for a draft Tenancy agreement for allotments to be published on the web site.

208398 Correspondence

A list of correspondence received and sent since the meeting held on 25th August 2020 had been circulated as Information Sheet no 4/August 2020 and was noted by Members. Cllr Silsby asked for information regarding the resident's letter on speeding on The Ridge.

There being no further business the meeting closed at 20.34pm

Signed..... Date.....
Chairman

