



**COLD ASH PARISH COUNCIL**  
**MINUTES OF THE COUNCIL MEETING HELD ON**  
**TUESDAY, 12<sup>th</sup> January 2021**

**Present:**

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

**In Attendance:**

Resident from Long Lane.

**Public Participation**

- **Chairman** announced the winners of the Decorate your House for Christmas Competition. He thanked the Parish for taking part and also thanked the judges. The winners would now be notified by post. There was no Public Participation.

**208467 Apologies for Absence**

**Cllrs Le-Cornu & Adams and District Cllrs Simpson, Beck & Cole**

**208468 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 forma* Declarations of Interest

**208469 Declarations of Interest**

There were no Declarations of Interest.

**208470 Minutes**

Minutes of the Meeting held on 8<sup>th</sup> December 2020 were approved unanimously as a correct record. They were duly signed by the **Chairman** outside the meeting.

**208471 Matters Arising**

- **Clerk** advised that two of the Jubilee Trees had now been replaced. A further tree was required. This quite rare species is currently out of stock until March, so would be replaced in November 2021.
- **Clerk** advised that the Mobile Vet had been contacted and would be in the Acland Hall park on 21<sup>st</sup> January at 10.30am for her first surgery.

**208472 Report from District Councillors**

District Councillors' report had been circulated before the meeting. Items covered were Covid 19, 20/21 Budget, Local Plan Review 30/37, Libraries & Police recruitment. District Cllr Simpson's report included: Covid Pandemic, Footpaths, Capital Bid and NDP. A copy of the report can be obtained from the **Clerk**.

**208473 Clerk's Report**

- **Clerk** had received a request from the current Football team using the Recreation Ground asking for confirmation they could continue for the next year. This was agreed; they also advised that they would carry out further maintenance to the ground over the coming season at no cost to the Parish Council.
- Grundon would now require payment by BACS due to staff shortages during the COVID 19 pandemic.
- **Clerk** was in the process of raising the invoice for the grant for the Christmas Tree. A second set of lights had been agreed although, due to stock shortages, Cold Ash Parish Council were unable to obtain the second set. This would be purchased towards the end of 2021 for next Christmas. **Clerk** would include this on the invoice.

**208474****a) Planning Applications**

*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/>

**20/02812/HOUSE** - Castle Lane Cottage, Johnsons Lane - *First floor rear extension to provide en-suite and wardrobe area. Garden office/annexe guest accommodation to site where garage was previously approved.* **NO OBJECTION - UNANIMOUS**

**20/02816/HOUSE - ADJACENT TO PARISH** - Oak Tree Cottage, Long Lane - *Demolition of flat roof single storey elements and construction of two storey and single storey extensions.* **NO OBJECTION - UNANIMOUS**

**20/02875/HOUSE** – Woodley, Stoney Lane - *Erection of five brick pillars to support gates and wall in the front garden to provide security.*

**OBJECTION (7 in favour and 1 against proposal) we understand that the land owner wanted to secure property, but Cold Ash Parish Council felt the proposal was not suitable for the rural location -**

- **Over urbanisation of country lane.**
- **Suggested wall materials not suitable for street scene.**
- **Wall height too high for rural location.**

**20/02788/RESMAJ - ADJACENT TO PARISH** - Land Adjacent To Hilltop Oxford Road Donnington -*Section 73: Variation of condition 2 'approved plans' of approved application 18/03061/RESMAJ: Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be*

*considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ. NO COMMENT*

**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 (now 16 dwellings) - 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. **Cold Ash Parish would re submit previous comment regarding concerns that roundabout had reached 90% capacity.**

### **Planning Matters**

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

**20/02371/HOUSE - Briar Stone, Drove Lane - Single storey side extension linking existing house to existing garage converted to habitable use. APPROVED** Previous Parish Council Comments - NO OBJECTION - UNANIMOUS

**20/02345/HOUSE - Springfields, Ashmore Green Road - Removal of existing rear conservatory and replacement with an oak framed garden room. APPROVED** Previous Parish Council Comments NO OBJECTION - UNANIMOUS

**20/01707/HOUSE - The Bitters, Bucklebury Alley - Two storey front extension and detached car port. APPROVED** Previous Parish Council Comments - OBJECTION – UNANIMOUS

- The proposed car port is out of keeping with surrounding area
- Proposed location of car port is forward of neighbouring building line.
- Out of keeping with street scene
- Putting car port close to the road would impact on rural nature of street scene and impair view of existing line of Oak trees.

**20/02535/HOUSE** Arcturus, Gladstone Lane - Alteration to existing dwelling with side extension, alterations to roof and internal alterations. **APPROVED** – Previous Parish Council Comments - NO OBJECTION – UNANIMOUS

c) **Appeals**

**Appeal Ref: APP/W0340/W/20/3256565**

Land adjacent to Summerfield, The Ridge, Cold Ash, Thatcham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant consent, agreement or approval to details required by a condition of a planning permission.
- The appeal is made by Mr. Rory Baxter of T A Fisher & Sons Ltd against the decision of West Berkshire Council.
- The application Ref 19/00832/REM, dated 15 March 2019, sought approval of details pursuant to condition No 2 of a planning permission Ref 16/02529/OUTD,

granted on 24 October 2017.

- The application was refused by notice dated 22 May 2020.
- The development proposed is 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.
- The details for which approval is sought are: appearance, landscaping and scale.

#### **Decision**

1. The appeal is allowed and the reserved matters are approved, namely the appearance, landscaping, and scale details, submitted in pursuance of condition No 2 attached to planning permission Ref 16/02529/OUTD dated 24 October 2017 subject to the conditions listed at the end of this decision.

#### **Appeal Ref: APP/W0340/W/3257645**

Land adjacent to Summerfield, The Ridge, Cold Ash, Thatcham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for consent, agreement or approval to details required by a condition of a planning permission.
- The appeal is made by T A Fisher Ltd against West Berkshire Council.
- The application Ref 18/01657/COND1, dated 2 July 2018, sought approval of details pursuant to conditions Nos 4;7;8;10;11;12;13 and 15 of a planning permission Ref 16/02529/OUTD granted on 24 October 2017.
- The development proposed is outline application for 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.
- The details for which approval is sought are: Condition 4 – External material schedule and samples; Condition 7 – Construction Method Statement for deliveries and site management; Condition 8 – Surfacing for driveways/access points; Condition 10 – Vehicle parking and turning; Condition 11 – Access details; Condition 12 – Cycle storage; Condition 13 – Refuse storage; and Condition 15 – Boundary hedge.

#### **Decision**

1. The appeal is allowed and the details submitted pursuant to conditions Nos 4;7;8;10;11;12;13 and 15 attached to planning permission Ref 16/02529/OUTD granted on 24 October 2017, in accordance with the application dated 2 July 2018 and the plans and details submitted with it, are approved. .

### **208475 Finance**

1. **Items for payment.** Members agreed Items for Payment on Sheet No 10 2020/21.  
Summary of sheet:  
Waste - £52.64  
Litter Picker - £65.00  
Maintenance - £108.00  
Street light supply - £105.83  
Christmas Tree & lights - £238.00  
Tree maintenance £331.00
2. **Bank reconciliation** – Members noted the Bank Reconciliation Statement at 31<sup>st</sup> December 2020
3. **Payments against Budget** – Members noted the Analysis of Payments Against Budget to January 2021.

**208476 Draft Budget 2021/22**

**Chairman** outlined the Budget and the main areas of annual expenditure further to the papers tabled at 8th December 2020 council meeting. Members were asked to consider a draft budget and predicted year-end statement together with **Clerk's** notes. It was agreed to add further funds to the Reserves/Contingency. Funds for running a cable for electricity to be supplied to a point at the crossroads for The Ridge & Hermitage Road were discussed; Councillors agreed that CIL money could be used for this. **Cllr Silsby** was investigating prices. The proposed Precept would be £42,446.00 for year 2021/22. It was agreed to confirm changes at next meeting. **Clerk** would then submit the precept request to West Berkshire Council.

**208477 Regulation 18 Consultation on the Emerging Draft of the West Berkshire Local Plan Review to 2037**

**Chairman** asked **Cllr Clark** if he was happy to draft a submission for the Local Plan Review. **Cllr Clark** declined but was happy to work with the **Chairman**. It was agreed for further investigation to take place and a draft submission would be agreed at the next meeting.

**208478 NDP Steering Group**

As **Cllr Adams** was unable to attend the meeting a communication had been circulated before the meeting. A parishioner communication would be agreed by email for submission to the Parish News on 14<sup>th</sup> January 2021.

**208479 AWE Charitable Donation**

**Cllr Silsby** advised councillors of the grant offer from AWE and asked the Parish Council for ideas. A sculpture trail was discussed for the Wildlife Allotment Garden. **Cllr Silsby** would draft a letter explaining the benefits to the Parish and an amount of £900.00 would be requested. If the grant was accepted, a member of the Parish Council would need to attend the presentation.

**208480 Committee Reports**

16<sup>th</sup> December & 6<sup>th</sup> January - NDP Steering Group – **Cllr Adams**. This had been discussed under previous items.

**208481 Meetings with other bodies**

5<sup>th</sup> January - Acland Hall meeting – **Cllr Silsby** reported that ownership of the area surrounding the Acland Hall was still being investigated. He asked the **Clerk** to look at Minutes and Finance items for 2010. **Clerk** would arrange for these to be brought out of storage. **Clerk** would also email previous Clerk for any helpful information on this matter. **Cllr Silsby** also advised that a neighbour to the Acland Hall had asked for a tree to be removed. They were currently writing to the Parish Council requesting this.

**208482 Councillors' Questions**

- **Cllr Fenner** asked if any further information had been received regarding issues with a footpath in Bucklebury Alley. **Clerk** advised that footpath officers from West Berkshire Council were investigating.
- **Cllr Verner** advised the post may be delayed due to COVID 19.

**208483 Correspondence**

A list of correspondence received and sent since the meeting held on 8<sup>th</sup> December 2020 had been circulated as Information Sheet no 10/JAN 2021 and was noted by Members.

There being no further business the meeting closed at 20.47pm

Signed..... Date.....

Chairman