



COLD ASH PARISH COUNCIL
MINUTES OF THE VIRTUAL COUNCIL MEETING HELD ON
TUESDAY 23rd March 2021

Present:

Cllrs Marsh, Clark, Fenner, Jaques, Hanks, Verner, Silsby, Adams & McArdle
Linda Randall - Clerk

In Attendance:

District Councillor Simpson & resident from Ashmore Green

Public Participation

There was no Public Participation

218553 Apologies for Absence

Cllr Le-Cornu Councillors noted ongoing sickness.

218554 Declarations of Interest

Cllr Marsh declared an interest in item 218564 planning **21/00330/FULMAJ**

218555 Minutes

Minutes of the Meeting held on 9th March 2021, were approved unanimously as a correct record and would be signed by the **Chairman** in due course.

218556 Matters Arising

- **Clerk** updated the Councillors on the requested changes to football practice on The Recreation Ground. The football club would be continuing on the same dates but slightly altering timings. Parish Councillors were happy with the changes.
- Councillors were happy for the **Clerk** to arrange for the cricket square to be rolled nearer the start of matches as the cost was within her remit.
- **Cllr Silsby** updated the Parish Councillors on his findings after investigating changing the Parish Office electricity supplier. As there was not any financial benefit it was agreed to continue with current supplier for the next two years.
- **Cllr Clark** updated the Councillors on Thatcham 20. He advised a task force was being put together with input from surrounding Parish Councils The land at Newbury Showground was being considered as a distribution centre, and the area between the M4 and A34 would not be suitable for housing due to high pollution levels. Similar situation was now being investigated in Thatcham as

the proposed development area was very close to the A4. **Cllr Clark** would keep the Parish Council informed.

218557 Tree Removal

Further discussion took place regarding the removal of a twin-trunked oak tree at the rear of the Acland Hall. Further investigation had taken place with a view to sympathetically pollarding the tree as this would be a slower approach with further reduction being investigated two years later. This should reduce the risk of heave being caused. **Clerk** would advise the resident.

218558 Traffic Consultant Grant

Chairman advised Councillors of the invoice received from traffic consultant, which was part of the Locality Groundworks Grant. Invoice needed to be raised before the end of March 2021. It was agreed for the cheque to be raised.

218559 Annual Parish Meeting

Clerk advised that she had received a request from the Guiding Association to give an update at the Annual Parish meeting. Parish Councillors agreed this was a good idea. **Cllr McArdle** suggested contacting the Community Support Group to see if they would like to take part. He also asked for Hedge and Mowing cycle to be added. **Clerk** would contact the Community Group and update the draft agenda. She would add this to the next agenda for confirmation. **Cllr Fenner** asked for confirmation on how many people could join Zoom. Parish Councillors would investigate voting capabilities with Zoom.

218560 Annual Parish Council Meeting

Clerk explained the current legislation for meetings after 7th May. It was agreed to have the Annual Parish Council Meeting via zoom on the 5th May, before current guidelines ended. She advised the main Acland Hall had been booked for end of May and beginning June. There would be an extra charge for cleaning during this time, although after 21st June meetings could resume as normal, subject to no further changes in legislation being made.

218561 Insurance Renewal

Members agreed with the Clerk's recommendation to renew the Insurance. **Cllr McArdle** had investigated the slight price increase in the sum assured due to inflation. It was agreed for cheque to be raised and sent to insurers on 1st April 2021

218562 WBC Grounds Maintenance

Cllr McArdle advised councillors of the changes to the current waste and dog bin emptying. West Berkshire Council was not able to take on any new bins within their current contract. **Cllr McArdle** asked **District Cllr Simpson** to investigate further.

218563 Reports from Meetings with Other Bodies

23rd February – NALC Local Council matters – **Cllr McArdle** gave a brief report on the course and a written report had been circulated.

24th February – BALC AGM – **Cllr McArdle & Cllr Fenner** both advised that the AGM had been interesting with costs being reviewed and free training being organized. A report had been circulated.

3rd March – Climate Change- **Cllr McArdle** had been unable to attend this but members from the Greening Group had done so.

5th March NPPF – **Cllr McArdle** advised that changes would be made within

planning with extensions to applications being less likely. SIL would replace CIL/106 Changes would take place slowly. A written report had been circulated.

The Parish Council meeting was suspended at 7.55pm to allow members to take part in candlelight vigil for COVID 19 victims.

Meeting resumed at 8.06 pm.

Cllr Marsh had declared an interest in the following item and took no part in discussion.

218564 Planning Matters

a) Planning Applications

21/00330/FULMAJ Cleardene Farm Ashmore Green Road -*Conversion of 4 agricultural buildings into 4 residential dwellings, including part demolition and landscaping. **Objection – Unanimous.***

Comments:-

Cold Ash PC have many concerns with this proposed Application.

The application is made under the C4 legislation but does not seem to meet many of the qualifying requirements. i.e.

4.7 This application complies with the specific requirements of Policy C4 as follows: i. The proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration; 4.8 “The buildings are of sound construction and are water tight”

These statements are not correct and the site Inspection report clearly states: “most of the roof covering has deteriorated and will require replacement”

The C4 legislations also states: “the existing structures can be converted into domestic dwellings without the need to alter its shape and form”

Whereas the site inspection reports states: “The locations of the intermediate columns may not be suitable for the proposed first floor layout, and may need to be relocated, which will affect the roof support system.

It is very clear that the existing buildings will not be “converted” but will undergo major demolition and rebuilding which we believe is not in line with the intent of the C4 legislation.

We further believe that not enough consideration or detail has been given to the access, drainage or environmental considerations of this application (see document from Flood Warden). The environmental report must be re-visited as no mention has been made of the asbestos or contamination clearly evident at the site.

We believe that the application as proposed will increase traffic movements way beyond what is currently stated, will increase the flood risk and dramatically increase light pollution within the village of Cold Ash due to the design and location of the proposed buildings.

The design of the buildings is also out of keeping with the Village Design Statement and out of keeping with the overall appearance of the village.

Conclusion:

CAPC object to this application on the grounds that:

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

The local access road is not suitable for further traffic without major investments

The application is very vague on details concerning drainage and on

environmental concerns. The houses themselves are out of keeping with the Cold Ash housing policy and would result in major light pollution. 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 and the environment. CAPC would welcome the opportunity to meet/consult with the applicant/developer to formulate an application that would be more sympathetic to the village design statement and to the needs of the village and minimise the impact of the development upon the village and local residents.

20/02550/FULEXT ADJACENT TO PARISH Numbering 1-47 Curridge Piece Curridge -*External wall insulation to MOD to service family Accommodation* **No Comment - Unanimous**

b) **Planning Decisions** – members noted the following decisions:

21/00041/HOUSE Thirtover House, Thirtover - Two sheds to be built within the garden of Thirtover House. Shed 1 would measure 6m x 3m with a height of 4.35m, and Shed 2 would measure 4m x 2.4m with a height of 3.8m. **APPROVED** – *Previous Parish Council Comments -NO OBJECTION – UNANIMOUS Comments:*

- *No orange notice displayed*
- *Building works had started although application states it had not commenced.*

20/03082/HOUSE Arbor Low, Bucklebury Alley - Proposed single storey rear extension, extension and alterations to front porch, first floor front gable extension, garage conversion, new roof light, internal alterations and rendering of existing elevations. **APPROVED** – *Previous Parish Council Comments -NO OBJECTION - UNANIMOUS*

21/00066/HOUSE - Thirtover Lodge, Thirtover - *Detached timber frame carport.* **APPROVED** – *Previous Parish Council Comments - NO OBJECTION - UNANIMOUS*

c) **Appeals**– members noted the following appeal:
There were no appeals.

There being no further business the meeting closed at 8.43pm

Chairman..... Date.....