



**COLD ASH PARISH COUNCIL**  
**MINUTES OF THE COUNCIL MEETING HELD ON**  
**TUESDAY, 27<sup>th</sup> July 2021**

**Present:**

**Cllrs Verner, McArdle, Hanks, Bailey, Adams, Clark & Silsby**  
**Clerk L Randall**

**In Attendance:**

Mrs Avens, Mrs Hislop, Mrs Bovington and District Councillor Simpson

**Clerk** asked Councillors to appoint a Chairman for the meeting, as the current Chairman had resigned and the Vice Chairman was on leave. Councillors agreed to **Cllr Linda Verner** Chairing the meeting.

**Public Participation**

Mrs Avens was representing the Cold Ash Tennis Club with regard to the recent anti-social behaviour; she advised that the tennis club had advised all members of the required protocol when using the courts. She also advised that the football nets would be moved to rear of the courts as soon as possible. Mrs Hislop advised that, after the recent behaviour on The Recreation Ground, she had spoken to some of the youths using the ground, to find out what could be done to improve behaviour. She asked the Parish Council to consider installing football goals and a table tennis table.

Mr Clark advised that his planning application on the agenda was not for a new property. A previous planning consent was already in place, and he advised the new application was improvements to the proposed property.

Mr Clark also gave his concerns for the proposed footpath diversion at Broadview Farm; he felt this was a closure and not a diversion. He felt footpaths were of benefit to the whole community. He asked the Parish Council to support his recommendation not to support the proposed diversion.

**218656 Apologies for Absence**  
**Cllrs Marsh, Fenner, and Le-Cornu**

**218657 Declarations of Interest**  
**Cllr Clark** declared an interest in items 218662 – planning application 21/01565/FULD and item 218664 Footpath Diversion.  
**Cllr Verner** declared an interest in item 218662 – planning application 21/01452/FULEXT.

**218658 Minutes**

Minutes of the Meeting held on 22<sup>nd</sup> June 2021 were approved. They were duly signed by **Cllr Verner**.

**218659 Matters Arising**

- **Cllr McArdle** recommended that **Cllr Fenner**, as IT lead, investigate using the Cloud as part of the Parish Office backup. This had not been included on the minutes of 22<sup>nd</sup> June 2021.
- **Clerk** advised that the works to the Trees after recent tree report would take place in the next couple of weeks.
- **Cllr Hanks** advised that he had attended the feasibility visit with the Watermill, to hold a production on The Recreation Ground on 25<sup>th</sup> August. He advised he felt there was no reason this could not take place. **Cllr Verner** agreed this would be a good event.
- **Cllr Adams** referred to his email regarding the funding offered by Cold Ash Boys and Girls football club for the maintenance the Recreation Ground and asked for clarification as to whether there was any cost expected to be paid by the Parish Council. **Cllr McArdle** replied that there was no cost to the Council. **Cllr Adams** supported the football Club's offer.

**218660 Report from District Councillors**

**The District Councillors' report** had been circulated before the meeting. Items covered were Transport News, Libraries, Covid Support & Childcare support. **District Councillor Simpson's** report included: Royal Berkshire Fire Service, WAP committee, CAPC, NDP and Dog bins. It was agreed to add a further discussion regarding the dog bins to the next agenda. A copy of the report can be obtained from the **Clerk**.

**218661 Clerk's Report**

- **Clerk** advised that the Basket Ball hoop would be removed shortly. It was agreed to store this behind Acland Hall in case a new position could be found.
- **Clerk** advised that one of the fobs for the shutters no longer worked. She had found a replacement on the internet at a cost of approximately £50.00 and would order one.
- **Clerk** advised that the request from St Mark's School to hold a circus on the Recreation Ground had been withdrawn but that they may consider it again in the future.
- **Clerk** advised she had reviewed the Data Protection policies.
- **Clerk** advised that she had received an email regarding the Wildlife Allotment Garden from a resident. She asked for two Parish Councillors to accompany her to speak to the concerned resident. **Cllr McArdle** and **Cllr Fenner** were put forward from the Environment Committee. **Clerk** would arrange a meeting.

*It was agreed to bring The Footpath Diversion item forward on the agenda  
Cllr Clark had declared an interest in this item and took no part in discussion*

**218664 Footpath Diversion**

**Cllr McArdle** advised that residents and the ramblers were not happy with the proposed diversion but horse riders were in favour. He agreed with the proposal for a formal application to be submitted to West Berkshire Council, so that it could be

agreed through the correct channels. He advised that the footpath had been blocked for ten years, and that the route round had now been removed. If a formal application was submitted, various groups and residents could then make comments and a decision could then be made. All Councillors present agreed with this proposal.

*It was agreed to bring The Recreation Ground forward on the agenda*

## 218668 Recreation Ground

**Cllr Clark** felt that installing five-a-side football goals to the adult area of the pitch would help alleviate matters; he also suggested an area for cycling. **Cllr Bailey** went over the recent anti-social behaviour, which included loud music and abuse to members of the Tennis Club. **Cllr Adams** reflected that for the sake of other users of the recreation ground and local residents it is only fair to try to stop such behaviour if possible. The actions he suggested were communications regarding loud music, reminders for people playing football to keep to the adult or junior pitches and avoid areas right near the tennis courts and residential homes. He felt notices should be displayed on the ground giving information. He also mentioned a suggestion that **Cllr Fenner** had received from the tennis club Chairman regarding possible use of CCTV. **Cllr McArdle** recommended that goals would be a good idea and he also felt that a table tennis table and a new position for the basketball hoop should be investigated. He did advise that getting people to use certain areas may be difficult. **Cllr Silsby** was against the use of CCTV. It was agreed that the Clerk would investigate five-a-side goals, a table tennis table, a new position for the basketball hoop and open gym equipment. **Cllr Adams** would formulate a notice regarding anti-social behaviour to be advertised in the Parish magazine, bulletin website and notice boards. **Clerk** advised that there had been complaints of members of the public using the area behind the tennis courts as a convenience. It was advised that, if this is observed again, 101 should be contacted. **Clerk** had also had enquiries for using the recreation Ground for keep-fit classes and play-in-the-park. **Clerk** would respond to enquiries.

## Planning Matters

218662

*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

**21/01477/HOUSE** Hazian, Ashmore Green Road, Ashmore Green – Formation of habitable rooms in roof space with front and rear gable build ups and side dormers. **OBJECTION – not in keeping with street scene. Cold Ash Parish Council support planner’s comments.**

**21/01599/HOUSE** Copperfields, The Ridge, Cold Ash -Single-storey rear extension, associated renovations, landscape works and demolition of existing kitchen/family room. **NO OBJECTION - UNANIMOUS**

**21/01529/HOUSE** Jonroc, road known as Ashmore Green Road – Platform 3m x 2.5m built around an apple tree 2.4m from the ground, All built with treated softwood. Accessed via a wooden ladder. **NO OBJECTION**

**21/01649/FULMAJ ADJACENT TO PARISH** Sanctuary Wood, Slanting Hill, Hermitage - Replacement dwelling and detached garage with guest accommodation above. **NO COMMENT.**

*Cllr Verner declared an interest in the following application*

**21/01452/FULEXT** land south of Waller Drive, Manor Park, Newbury - Full planning application for the redevelopment of the site for 70 dwellings (Use Class C3), public open space, play space, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing structures and removal of existing hard standing. **NO OBJECTION to development. OBJECTION-UNANIMOUS to access. Parish Council request Highways re-look at access.**

**21/01574/HOUSE** Davenham House, Slanting Hill, Hermitage - Provide a new single storey side extension with pitched roof to existing property comprising of art studio and gym. **NO OBJECTION UNANIMOUS**

*Cllr Clark declared an interest in the following item*

**21/01565/FULD** Westrop Farm, The Ridge, Cold Ash – Change of use of agricultural building to form one dwelling; alterations and extensions (alternative design for one of the two dwellings, Dairy Cottage, most recently approved under planning reference 19/01102/FULD) **COMMENT:- The development is outside the settlement boundary and within the AONB, which would normally lead us to object to the planned development. However, previous consent seems to allow for an extension. If West Berkshire Council are happy the application meets the requirement (i.e .that it is an extension and not a new dwelling), and the conservation concerns are covered, Cold Ash Parish Council are happy to accept this. If this is not the case, Cold Ash Parish Council would object to the application on the grounds of it being an overbearing two storey building, effectively a new dwelling.**

**20/02875/HOUSE – AMENDED PLANS** Woodley, Stoney Lane - Erection of five brick pillars to support gates and wall in the front garden to provide security. No Comment required as unable to get extension. Cold Ash Parish Council Previous Comments will be taken into account: **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

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

**21/00425/HOUSE** Monterey House, Collaroy Road, Cold Ash - Proposed conversion of car port, first floor extension above and extend dropped kerb access. **APPROVED** Previous Parish Council Comments No Objection – 5 in favour, 1 against & 3 abstain.

**20/00604/FULEXT** Coley Farm, Stoney Lane, Newbury - Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure. **APPROVED** Previous Parish Council Comments - **OBJECTION – UNANIMOUS**.

- Loss of valued views across this rural valley. Urbanises rural area.
- Widening Stoney Lane will require removing hedgerows and trees causing immense damage to this narrow lane and Waller Park.
- Significant flood risk to Manor Park.
- Damage to the rural gateway to Ashmore Green.
- Traffic/congestion issues.
- Development not sustainable as due to steepness of levels this would make building difficult and also deter cyclists.
- Loss of Public amenity to Manor Park. Waller Park is currently an enclosed grassy open space. The current application proposes to remove most of the hedgerow on the north boundary within the site, which would have an urbanising effect on the park as views would consist of a housing estate rather than a hedgerow. The play area should be within the application site.

**21/01036/HOUSE** 16 Huntingdon Gardens, Newbury - Proposed loft conversion with new gable, front dormer and rear PV array  
**WITHDRAWN – Previous Parish Council Comments - OBJECTION – Unanimous –**

- The large dormer on the front elevation is out of keeping with neighbouring properties – no other property on Manor Park have dormers of this style on the front of buildings.
- Floor to ceiling window on second floor is oversized and causes loss of privacy to neighbouring residents due to overlooking.

**21/00883/HOUSE** Cypressus, Stoney Lane, Ashmore Green - Proposed porch to front of property with flat roof. White UPVC frame and matching bungalow brick **APPROVED – Previous Parish Council Comments - No Objection – Unanimous**

**21/01078/HOUSE** Holly Tree House, Fishers Lane, Cold Ash - S73 Application for removal of conditions 4 (obscure glazing) and 5 (permitted development) of approved 20/02104/HOUSE - Two storey side extension and alterations **APPROVED** Previous Parish Council Comments - No Comment

**21/01244/HOUSE** Chapel House, St Marys, The Ridge, Cold Ash - Insulate and render walls to 1980s extension (with no change to original adjacent brickwork), replace windows, construct front porch and rear lobby/boot room. **APPROVED** Previous Parish Council Comments **NO COMMENT – Awaiting clarification of the validity of the application from West Berkshire Council.**

**21/01203/REM** **AMENDED PLANS** Land Adjacent to Summerfield The Ridge Cold Ash – Section 73 application for removal/variation of conditions 1 (approved plans), 5 (Instant hedge) and 6 (gates) 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. **REFUSED** No Comment required. Previous Comments - **OBJECTION - UNANIMOUS**

- Further over development of the site
- Changes not agreed on original planning application.
- Unnecessary development for the site

**21/01354/HOUSE** The White House, Long Lane, Cold Ash - Ground floor extension and first floor extension over kitchen. **APPROVED**  
Previous Parish Council Comments - **NO OBJECTION – Unanimous**

- c) **Appeals**  
**There were no appeals.**

### **Finance**

**218663** 1. **Items for payment.** Members agreed Items for Payment on Sheet No 4 2021/2022.

Summary of sheet:  
Meetings - £54.39  
Waste Disposal - £112.95  
Grass cutting - £509.13  
SSE - £241.31  
Chairmen's Board - £115.20  
Maintenance - £505.00  
Payroll - £65.52  
Data Protection - £40.00  
Pest Control - £240.00  
Playground Inspection - £110.40  
NDP SVCS - £2400.00

2. **Bank reconciliation** – Members noted the Bank Reconciliation for June 2021

3. **Payments against Budget** – Members noted the Analysis of Payments Against Budget to July 2021

### **NDP**

**218665** **Cllr McArdle** gave a report on the recent meetings within the NDP Steering Group. They were hopeful to engage parishioners in October with a draft development plan. **Cllr Bailey** was going to run a competition for Iconic views. **Cllr Silsby** would donate prize money for the competition. **Cllr McArdle** had agreed to take over as Chairman and thanked **Cllr Adams** for his hard work.

### **Fence around Pre School Garden**

**218666** Due to losing the Members Bid for the part-funding of the new fence, it was agreed to use CIL money for this.

### **Members Bid**

**218667** **Cllr McArdle** advised that there were grants available at the end of August. He suggested that recent plans for Members Bids were investigated and brought to next meeting with a view to applying for funding. The projects recently looked at were - a footpath in The Copse, water to some allotments and further sculptures in the WAG. This would be added to the next agenda for any decision to be made.

**Committee Reports**

- 218669** 18<sup>th</sup> and 23rd June, 7<sup>th</sup> and 21st July - NDP Steering Group – this has been discussed under items 218665

**Meetings with other bodies –**

- 218670** 9th June – Western Area Planning - St Gabriel’s Farm – **Cllr Clark** advised that this application had been unanimously refused.  
23rd June – Climate Change – **Cllr McArdle** had been unable to attend this event but further meetings were taking place.

*A resolution was passed for meeting to continue after 9.00pm*

**Councillors’ Questions**

- 218671**     • **Cllr McArdle** asked for the wildflower seeds received to be passed to him for the WAG.

**Correspondence**

- 218672** A list of correspondence received and sent since the meeting held on 8<sup>th</sup> June 2021 had been circulated as Information Sheet no 4/July 2021 and was noted by Members.

There being no further business the meeting closed at 9.02pm

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