



**COLD ASH PARISH COUNCIL**  
**MINUTES OF THE COUNCIL MEETING HELD ON**  
**TUESDAY, 9<sup>th</sup> November 2021**

**Present:**

**Cllrs Verner, McArdle, Adams, Silsby, Bailey, Fenner, & Marsh**  
**Clerk L Randall**

**In Attendance:**

Mr H Fenner

**Public Participation**

Mr Fenner gave a short report on his planning application that was being considered later on the agenda. He stated the proposed development was to accommodate an elderly relative and to upgrade basic facilities to meet the needs of an extended family. Converting the garage and building over it stays within the existing footprint and widening the existing single storey garden room is continuous with the existing building line. He also advised there were no windows being installed in the north end of the property and upstairs end windows of the extension will be bathroom windows with obscured glass. He stated that the aspect of the property doesn't overshadow neighbours and the established hedgerows provide privacy. Trade parking would be on site and deliveries would be scheduled at convenient times for neighbouring residents. He asked the Parish Council to support his application.

**218740 Apologies for Absence**

**Cllr, Le-Cornu, Clark, Hanks & District Cllr Simpson and Beck**

**218741 Declarations of Interest**

**Cllr Fenner & Bailey** declared an interest in item 218739 planning application 21/02584/HOUSE, and 21/02570/HOUSE. **Cllr Verner** declared an interest in planning application 21/01452/FULEXT.

**218742 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

**218743 Minutes**

Minutes of the Meeting held on 26<sup>th</sup> October 2021 were approved. They were duly signed by **Cllr Fenner**.

**218744 Matters Arising**

- **Clerk** advised that she had approached the electricity supplier with a view to install power at the crossroads with the Hermitage Rd and The Ridge for the

Christmas Tree. This was possible, but would be costly, and would take some time, so would not be feasible for 2022. **Cllr Silsby** had spoken to two electricians about connecting to the street lamps. One electrician will meet with **Cllr Silsby** on the 12<sup>th</sup> November for further discussion. It was agreed that **Cllr Bailey** would look at a Christmas tree from a local supplier. It was agreed installation date for the Christmas Tree would be 1<sup>st</sup> December 2021.

- **Cllr McArdle** asked about Community Awards, **Clerk** advised an email had been sent but any submission had now missed the deadline. It was agreed to allow more time for 2022. **Clerk** would add an agenda item in August 2022

#### 218745 Report from District Councillors

**The District Councillors' report** had been circulated before the meeting. Items covered were:-Residents Survey, Economy, Health and Wellbeing and Environment. A copy is available from the **Clerk** upon request. **Clerk** would contact West Berkshire Council to clarify who was dealing with issues during District Councillor Simpsons absence.

#### 218746 Clerk's Report

- **Clerk** advised all grit bins had been checked and 2 fills were required; she had approached a local supplier as the grit was considerably cheaper and they can supply grit bins. **Cllr McArdle** asked if a couple of bags could be provided to the WAG.
- It was agreed to have a Christmas get together in the local Public House and alternate between the two pubs yearly. **Cllr McArdle** would speak to landlord to check the feasibility..
- **Clerk** had received another request for a memorial bench in the Recreation Ground, Councillors would have a look at which position was best. This would be discussed at the next meeting.

#### 218747 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

**21/02593/HOUSE** Nuttington Stoney Lane RG18 9HQ - Proposed single-storey extension to replace existing conservatory. **No Objection - Unanimous**

*Cllr Fenner and Bailey declared an interest in the following item and left the meeting during the discussion.*

**21/02584/HOUSE** The White House Bucklebury Alley RG18 9NH - Garage conversion, first floor extension over converted garage, rear single storey extension and internal alterations. **No Objections – Unanimous**  
**Cold Ash Parish Council would like the following comments noted:-**

- **The Parish Council are aware of comments regarding boundaries which are outside the remit of our Planning considerations.**
- **The Parish Council are aware of comments regarding the absence of an orange site notice, which we understand West Berkshire Council are addressing.**

*Cllr Verner declared an interest in the following item*

**21/01452/FULEXT AMENDED PLANS** 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. PREVIOUS PARISH COUNCIL COMMENTS - NO OBJECTION to development. OBJECTION- UNANIMOUS to access. Parish Council request Highways re-look at access. **No Objection to the development in principle on this site. However we object to the amended plans for the following:-**

- **Removal of Play Area**
- **Cold Ash Parish Council object to the capping of the contaminated waste. Cold Ash Parish Council request full removal of this waste.**
- **On further consideration soft landscaping and screening on the northern boundary with Waller Drive, we believe, would be beneficial**

*Cllr Bailey and Fenner declared an interest in the following item and left the meeting during the discussion*

**21/02570/HOUSE** Rose Cottage Bucklebury Alley RG18 9NH – Erection of side and rear extensions with a separate car port. **Objection – Unanimous.**

- **Over development of site**
- **Proposed Extension is overbearing and not subservient to the main dwelling.**
- **Existing house is characterful and of historic interest; whilst not listed, the impact of the proposed changes would be detrimental to the character of the dwelling and surrounding area.**
- **Not in keeping with street scene**
- **Due to the narrow lane upon which the current house sits and the potential size of the proposed works, extensive provisions would have to be made for construction related vehicles and these would be detrimental to the area and the neighbours. There is also the potential for considerable damage to the access/egress areas of the property.**
- **Proposed car port is out of keeping with the neighbourhood and too close to neighbouring boundaries.**

**21/02715/HOUSE** Adjacent to Parish 33 Bowling Green Road RG18 3BY- Single storey side and rear extension. **No Comment**

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

**21/02337/COND1**

**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. **APPROVED**  
**PREVIOUS PARISH COUNCIL COMMENTS - Objection – Unanimous**

- **This application will damage the hedge by having so many entrances; we understand the hedge is protected by law. and will harm the rural gateway to the village. The look and appearance of the hedge is important to the parishioners.**
- **The uniformity, size & style of the proposed housing is out of keeping with the eclectic mix of the surrounding properties**

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

#### **218748 Finance**

1. **Items for payment.** Members agreed Items for Payment on Sheet No 8 2021/2022.  
 Summary of sheet:  
 Litter pick £65.00  
 Grass Cutting £584.13  
 Room Hire £68.39  
 Maintenance £ 513.08  
 Water £40.55
2. **Bank reconciliation** – Members noted the Bank Reconciliation for October 2021
3. **Payments against Budget** – Members noted the Analysis of Payments Against Budget to November 2021 **Cllr McArdle** asked for predicted spend to be What is predicted for the remainder of the financial year. **Cllr Marsh** asked for recent grant to be moved to savings. The recent members bid and water contributions to be added to 2021/22 figure.

#### **218749 NDP Open Day**

**Cllr McArdle** updated the council on the NDP open day, which was held on the 23rd October. He advised that a lot of information had been gathered and attendance was good. He then took Councillors through a summary of the responses to the questionnaire, highlighting that there was good support for the NDP policies and decisions made to date, from the Parishioners, and that there are only a few changes required to the details, in the NDP. He advised Councillors that Parishioners still had until the 14th December to return questionnaires, so the information provided is just an interim update. He also updated the Councillors on the recent NDP meetings with West Berkshire Council. These covered site allocations and screening. He advised that WBC has confirmed that Cold Ash's NDP housing allocation has been reduced to zero. This is due to the recent decision by WBC that NDPs cannot allocate within the settlement boundaries. WBC has concluded that, as the previous allocation to Cold Ash can be met from within the settlement boundary of Newbury (CA10), this is the best way forward. He advised that WBC apologised for the additional work CAPC NDP Steering Committee had undertaken, to assess the HELAA sites, but the Steering Committee's view is that this was not wasted time, as it gives us a solid basis for any future discussion. WBC has agreed that our NDP should recognise CA10 as an agreed development site, but not allocate it. **Cllr McArdle** highlighted that, as we are now producing a non-allocating NDP, it's very likely that we will not need to produce a SEA or HRA. He is therefore hopeful that we should be in a position, early in 2022, to

start advancing the Neighbourhood Development plan to the next stage..

**218750 Cold Ash Boys & Girls FC**

Clerk advised Councillors she had received a request from the manager of the children's football club requesting financial assistance with equipment and kit. The Parish Councillors asked for a formal grant request which could be considered by the Parish Council at the next meeting.

**218751 Finance & General Purposes**

Members reviewed and agreed the Finance and General purposes terms of reference with an amendment asking for ad hoc meeting if required.

**218752 CPRE**

Councillors discussed and agreed to remain members of Campaign to Protect Rural England

**218753 Competitions**

Councillors agreed that the Decorate your House for Christmas competition would not go ahead this year. Entry had been poor in 2020. It was agreed to add Competitions to the February agenda to discuss the possibility of a different Parish Competition format.

**218754 Committee Reports**

13th, 20th October & 3rd November - NDP Steering Group – **Cllr McArdle** had covered this under the previous item.

19th October F & G working Group – **Cllr Marsh**. gave a brief update on the meeting. He advised that the next meeting was scheduled for the 16<sup>th</sup> November. He advised that the telephone contract was being investigated and so is the online banking.

**218755 Meetings with other bodies –**

19th October District Parish Conference – **Cllr Fenner** gave an update on the conference, information had been circulated to all Councillors. **Cllr Silsby** was interested in taking up the SID training.

**218756 Councillors' Questions**

- **Cllr McArdle** advised a notice had been placed on a tree in Ashmore Green Road, he asked the Clerk to forward information to the West Berkshire Council Tree officer for further investigation.
- **Cllr Silsby** informed Councillors about a potential design issue with the proposed beacon. This would be added to a future agenda to discuss design and the location of the beacon.

**218757 Correspondence**

A list of correspondence received and sent since the meeting held on 12th October 2021 had been circulated as Information Sheet no 7/October 2021 and was noted by Members.

There being no further business the meeting closed at 9.25pm

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

