



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY, 14th December 2021

Present:

Cllrs Verner, McArdle, Silsby, Hanks, Bailey, & Marsh
Clerk L Randall

In Attendance:

Mrs M Fenner, Mr C Sayer, Mr Gilbert, Mr & Mrs Brickell, Mr L Whitehead, Mr J Ruddy, Mr P Dan, Mr C Morris, Mr & Mrs Devall, Mr Johns.

Public Participation

Mr Devall spoke on behalf of the residents from Fishers Lane Cold Ash; he expressed concerns to the processes by which the Parish Council decided not to object to application 21/02702/OUTD for outline planning permission to Sylvan House Fishers Lane. He appreciated that the Parish Councillors were all volunteers and were quorate at the time of the discussion. However they were surprised that an extension had not been requested from West Berkshire Council. A large number of residents had sent objections to West Berkshire Council. They felt that Cold Ash Parish Council had not considered the Cold Ash & Ashmore Green Village Design statement or the West Berkshire Council Quality Design. The application had been refused on 3 previous occasions and again they felt this had not been taken into account. They also felt findings by **Cllr Clark** had not been fully considered. Also there were serious inaccuracies within the application as the site is not served by a mains sewer. They felt that if these points were not considered Cold Ash Parish Council had failed in one of the key principles in the Code of Conduct "exercising reasonable care and diligence" **Mr Devall** asked the Parish Council to reflect and reconsider the decision. **Mr Morris** and **Mr Johns** fully supported **Mr Devall** in his findings. **Mr Ruddy** stated the only change in this application was calling the development a self-build. **Mrs Fenner** advised that the Parish Councillors had only been asked to look at access and layout. **Cllr Clark's** comments had been considered. The Agenda had been published. No members of the public had attended the meeting. Conditions had been added to the response to West Berkshire Council regarding traffic and speed restrictions. **Mr Devall** still felt it was not clear that **Cllr Clark's** recommendations had not been considered. **Mrs Devall** reminded Councillors that there were no services on the proposed site. **Mr Silsby** asked if any members of the Parish Council had visited the site prior to discussion.

Mr Sayer gave a brief update regarding the appeals for St Gabriel's Farm development. He advised that the Parish Council appeared to have only received one set of paperwork. He requested that the objections submitted remain, he asked the Parish Council to continue to support the objections.

218767 Apologies for Absence

Cllrs Clark, Adams, Fenner (Cllr Fenner did attend the meeting as a member of

Public)

218768 Declarations of Interest

No Declarations of interest.

218769 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

218770 Minutes

Minutes of the Meeting held on 23rd November 2021 were approved. They were duly signed by **Cllr Marsh**.

218771 Matters Arising

- **Clerk** asked if the full address for delivery of Grit to the Wildlife Allotment Garden could be advised and how many bags would be required. **Cllr McArdle** would advise.
- Councillors discussed the Oak Tree in Ashmore Green Road; **Cllr Hanks** felt that as no satisfactory response had been received from West Berkshire Council, despite many emails and telephone calls, a District Councillor should now be contacted to investigate. **Cllr Bailey** felt that if the tree was impacting a family home that should be considered. **Cllr Verner** stated that if subsidence was an issue the insurers would request removal. **Cllr McArdle** asked for TPO's to be added to the next agenda.
- **Cllr McArdle** advised he had met with the tenant from grazing field 1. The tenant was happy for the Parish Council to terminate the lease; he would remove any items by the end of December 2021. Discussion on use of this area would be added to the next agenda.
- **Cllr Hanks** had met with the residents requesting a memorial bench on the Recreation Ground. Councillors were happy with the suggested position **Clerk** would now let the resident know. It was agreed there were a couple of benches that were in a poor condition a view to replacing them would be discussed at a future meeting.

218772 Report from District Councillors

The District Councillors' report had been circulated before the meeting. Items covered were: - Covid 19, Economy, Environment and Health and Social Care. A copy is available from the **Clerk** upon request.

218773 Clerk's Report

- **Clerk** advised that she had received a letter from SSE advising that the Electricity Contract was up for renewal. **Cllr Silsby** agreed to look at this.
- **Clerk** advised that the new goals were on their way and should be delivered shortly. A resident had purchased some goals and asked if they could be stored on the Recreation Ground, Parish Councillors agreed not to allow this as there were already goals stored on the ground. **Clerk** would advise the resident.
- Greenham Trust had offered to come and present to the Parish Council. It was agreed to invite them to a second meeting in January or February 2022.
- **Clerk** had received information regarding Community Speed watch it was agreed to add to a future agenda.

- Further complaints had been received regarding anti-social behaviour on the Recreation Ground, Councillors suggested asking the resident to attend a Parish Council meeting so further discussion could take place.

218774 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**
21/02997/CERTE Glendale Manor Collaroy Road RG18 9PB –
 Excavate part foundation for planning permission 18/01864/HOUSE No
Comment - Unanimous
- b) **WBC (West Berks Council) Planning Decisions** Members noted following decisions:
- 21/02310/CERTE** The Annexe at Hazelbury Stoney Lane Ashmore Green – Use of building as self-contained dwelling. **LAWFULL** *Previous Parish Council Comments - Cold Ash Parish Council Object – Unanimously:-*
Cold Ash Parish Council object to CERTE of The Annexe as a separate dwelling as the original planning application (application 04/02792/FUL), has a condition (Condition 4) stating that the development should be occupied as an integral part of the family dwelling house at Hazelbury, and for no other purpose. Therefore Cold Ash Parish Council feels that this should invalidate the 4 year rule in this case.
Cold Ash Parish Council request that a full application should be submitted.
Cold Ash Parish Council has concerns of overdevelopment of the site due to recent multiple applications for converting existing buildings into separate dwellings on this site
- 21/02452/HOUSE** Cherwell Cottage Cold Ash Hill - Replacement Roof and Loft Area to Garage. **APPROVED** *Previous Parish Council Comments - No Objection 6 in favour 2 abstain– No orange site notice was visible at this site.*
- 21/02338/HOUSE** Foxridge The Ridge - Proposed part conversion of garage, first floor home office within roof space with new dormer window. Garden room extension to rear of garage with garden storage under and new decking area. **APPROVED** *Previous Parish Council Comments - No Objection - Unanimous*
- c) **Appeals**
APP/W0340/W/21/3279937 21/01203/REM 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. **Previous Parish Council Comments**

OBJECTION - UNANIMOUS

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

It was agreed that previous comments submitted would stand.

APP/W0340/W/21/3280380/20/02062/COMIND St Gabriel's Farm 20/02062/COMIND - St Gabriel's 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 Gabriel's 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. **Previous Parish Council Comments – Objection – Unanimous**

OBJECTION REASONS:

- **Size of development, and extension to residential curtilage.**
- **Farm track to be changed to residential road. The farm track which is being proposed for access is subject to flooding in the wet winter months.**
- **Excessive parking spaces.**
- **Paddock space should not be developed in the future.**
- **The proposed entranceway onto Cold Ash Hill currently has minimal use. We believe that access onto Cold Ash Hill requires the crossing of a WBC owned verge - does the application have guaranteed access rights across this? We also understand that this farm track was built after 2013, despite the submission statement by the applicant.**
- **Outside settlement boundary.**
- **Negative impact on wildlife.**
- **Loss of Agricultural land.**
- **Negative impact on neighbouring residents.**
- **Impact on flooding. Alterations to the paving around buildings will have an impact on flooding.**
- **The style and appearance of buildings are out of keeping with surrounding area.**

It was agreed that previous comments submitted would stand.

**APP/W0340/W/21/3280379 20/02026/PACOU St Gabriel's Farm
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.****

*Standing orders were suspended at 7.52pm to allow a member of the public to speak.
Standing orders resumed at 7.56pm*

218775 Finance

1. Items for payment. Members agreed Items for Payment on Sheet No 9 2021/2022.

Summary of sheet:

Platinum Picnic – 50.00

Christmas Tree lights – 90.00

Waste collection – 87.52

Electric Office – 120.97

Website – 4.00

Grit – 101.20

Room Rental – 216.39

SLCC Membership – 186.00

Christmas Tree – 215.00

Telephone/ Broadband – 362.98

Litter Pick – 65.00

Playground Inspections – 184.00

Hedge Cutting – 1950.00

Tree Works – 40.00

Watering Recreation Ground – 60.00

2. Bank reconciliation – Members noted the Bank Reconciliation for November 2021

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

4. Charity Return Members noted the charity return. It was agreed to add this to a future agenda to discuss further.

218776 Platinum Jubilee Picnic

Cllr Silsby advised that the confirmed date for the picnic was the 4th June 2022. **Clerk** confirmed there was no football that weekend. Entertainment for the event was being decided. It would be a public event with no charges for the event. The Beacon was a separate issue being managed by the Parish Council. The lighting would take place on Thursday 2nd June 2022; options for location were the Church or the Wildlife Allotment Garden. **Cllr Silsby** was happy to organise a lighting event. At the next meeting the siting of the beacon and lighting event would be decided.

218777 Stoney Lane Cold Ash 30mph Speed Limit

The updated speed limit was noted by the Parish Council

218778 Draft Budget 2022/23

Cllr Marsh took the councillors through the proposal for the draft budget. He advised that **Cllr Verner** had investigated telephone and broadband with a view to change in January 2022 thus making charges much cheaper. The F & G Committee also proposed a new computer for the Parish Office. Larger dog bins were discussed as the current smaller bins were overflowing in certain areas. **Clerk** would investigate costs. **Cllr McArdle** proposed increasing the maintenance cost centre for the WAG, also setting

up a savings account for Ash die back. It was also suggested a savings account for legal work and starting a savings account for training a new Clerk in 2023. Members were asked to give consideration to the Finance & General Purposes Committee's recommendations for a Budget for 2022/23 together with the level of Precept to be requested. A copy of the draft minutes of the F&GP meetings in October and November 21, and supporting budget papers, were distributed to Councillors. Any further suggested amendments would be discussed at the Parish Council Meeting on 11th and 25th January 2022, when the final budget will be approved and the level of Precept determined.

218779 Committee Reports

17th November & 1st December NDP Steering Committee – **Cllr McArdle** advised that the Steering Committee due 1st December was cancelled, as it was not quorate (only **Cllrs Marsh** and **McArdle** attended, plus Alison Eardley - consultant). He gave an update on the NDP Steering Committee meeting that had taken place on 17th November. He advised the final Screening Report had been received from WBC, confirming that neither a SEA or HRA are required. He advised the project list was still being worked on by **Cllr Bailey** and that it will be discussed at the next council meeting. **Cllr Silsby** confirmed that he is still working on traffic initiatives. **Cllr McArdle** updated Councillors on the benefits of a non-allocating NDP. He also highlighted that enacting an NDP would change Cold Ash Parish Council to a Qualifying Body, and that this would significantly change the role and responsibilities of the council. He advised that all Parish Councillors would need to have a good understanding of the NDP policies and national NPPF planning guidelines, and also have the capability to effectively interact with both WBC planning officers and potential developers. **Cllr Bailey** felt training would be required for councillors to ensure we can discharge our obligations as a Qualifying Body. **Cllr McArdle** advised that Alison Eardley had developed a document that explained the history around our target numbers, Site Assessments and where we had got to prior to our allocation target being reduced to zero. The intention is to submit this with the NDP and other supporting documents, to enable the examiner to get a better sense of the overall NDP.

16th & 23rd November F & G working/ committee Group – **Cllr Marsh** briefly reported on the recent meetings, advising that online banking had been investigated but it was not suitable at the moment as only one signature was required and Cold Ash Parish Councils finance regulation require two. This would be investigated further. After speaking to the internal auditor it was proposed that any monies received for plots should be kept in a savings account for future use in the Glebeland cemetery.

218780 Meetings with other bodies –

10th November Eastern Area Site Visit Lawrence's Lane – **Cllr McArdle** had sent a report to all Councillors.

12th November Electric Contractor Parish Office – **Cllr Silsby** had met with contractors but would not have any costs until the New Year.

17th November Eastern Area Planning Meeting Lawrence's Lane – **Cllr Clark** had attended the meeting and although was not at the meeting to comment he had sent a written report.

18th November Thatcham Development Meeting – **Cllr McArdle** had attended the recent meeting but at present there was no further update.

24th November Climate Change meeting – **Cllr Fenner** had sent a report to all Councillors.

24th November Western Area Planning Meeting St Gabriel's – **Cllr Clark** had attended

the meeting and although was not available but had sent a written report.

218781 Councillors' Questions

- **Cllr Verner** mentioned that Thames Water was working on Cold Ash Hill. No notification had been sent to the Clerk.
- **Cllr Bailey** asked what the next steps to the Sylvan application would be. Processes on planning would be added to the next agenda for further discussion.
- **Cllr McArdle** asked that any changes to Parish Council meetings should be discussed at a Parish Council meeting before any changes should be made.

218782 Correspondence

A list of correspondence received and sent since the meeting held on 9th November 2021 had been circulated as Information Sheet no8/December 2021 and was noted by Members.

There being no further business the meeting closed at 9.00pm

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