



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY, 8th February 2022

Present:

Cllrs Fenner, Verner, Hanks, & Marsh
Clerk L Randall

In Attendance:

Mrs S Bovingdon & Mr Laurenson

Public Participation

Mrs Bovingdon gave a short presentation on her application explaining the materials and colours to be used in the build. **Cllr Verner** asked if the proposed build would be in the same footprint, Mrs Bovingdon advised it was not but was next to the original dwelling.

218814 Apologies for Absence

Cllrs Adams, McArdle, Silsby & Clark. District Cllr Beck

218815 Declarations of Interest

No Declarations of interest.

218816 Minutes

Minutes of the Meeting held on 25th January 2022 were approved. They were duly signed by the Chairman **Cllr Fenner**.

218817 Matters Arising

- **Clerk** had sent the precept request
- **Clerk** was in the process of obtaining more information regarding a 'Scheme of Delegation'

218818 Report from District Councillors

The District Councillors' report had been received by the **Clerk**. A copy was available on request.

218819 Clerk's Report

- **Clerk** advised she had attended a recent Clerks Forum where dog waste was discussed. The Jubilee weekend had also been discussed and a flyer regarding the event had been circulated to all Councillors

218820 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 Application

22/00061/HOUSE 4 Laud Close Newbury RG14 2SL -Two storey side extension extending into the rear of the existing garden. **No Objection – Unanimous Comments – Cold Ash Parish Council request that the Planning Officer consults with the Highways Officer to check how close proposed extension is to the public footpath.**

21/03191/FULD ADJACENT TO PARISH Broad View Farm The Ridge - Replacement of existing dwelling. **No Objection with the following comments:-**

- **CAPC disagrees with the planning statement document where it says: “An official diversion for this route has been submitted, so that there will be no path passing directly through the farm”. The PROW is temporarily closed, but it is still an official PROW and there is no guarantee that the proposed replacement PROW will be granted. We request the PROW officer reviews this planning application.**
- **The Landscape and Visual report says: “This should incorporate the mitigation recommendations outlined in Section 6.0 of this report, such as new hedgerow, heathland and tree planting which will reduce the visibility of the proposed development in local views from the south and east and enhance the landscape character of the area, including the special qualities of the AONB.”**
- **We note that there is no commitment to provide these in the planning application. We therefore request that a condition be added to any permission requiring a planting plan and lighting plan be approved before occupation. This is to limit the visual impacts of the new dwelling on the surrounding areas.**
- **We request that if permission is granted that there is a condition to ensure old dwelling is demolished – this is because the basis on which the application is made is as a replacement dwelling.**
- **We note that there is no report indicating which trees are to be removed from the site.**

21/03247/HOUSE Arbor Low Bucklebury Alley - Two storey front and rear extensions. *It was agreed to postpone this application to the next meeting. An extension for comments would be requested. This is due to the fact that there was no orange notice on the property at the time of reviewing this planning application.*

22/00122/HOUSE Thornfield Henwick - Single Storey Rear Extension. **No Objection Unanimous**

22/00026/HOUSE Vista Cottage The Ridge RG18 9HX - Ground Floor: Existing garage and adjoining covered way removed, footprint reduced by 1 metre, and replaced with enlarged living room to project on front elevation. To rear existing kitchen enlarged with utility and rear entrance added. First Floor: Master bedroom added over

new ground floor extension. Existing bathroom relocated and staircase modified. *It was agreed to postpone this application to the next meeting. An extension for comments would be requested This is due to the fact that there was no orange notice on the property at the time of reviewing this planning application.*

- b) 22/00028/HOUSE ADJACENT TO PARISH 29 Wyndham Road Newbury - Two single storey rear and side extensions **No Comment**

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

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. **APPROVED** – *Previous Parish Council Comments -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*

21/02997/CERTE Glendale Manor Collaroy Road RG18 9PB – Excavate part foundation for planning permission 18/01864/HOUSE **LAWFULL** *Previous Parish Council Comments- No Comment - Unanimous*

21/00330/FULMAJ Cleardene Farm Ashmore Green Road -Conversion of 4 agricultural buildings into 4 residential dwellings, including part demolition and landscaping. **REFUSED** *Previous Parish Council Comments - 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.

c)

Appeal

There were no appeals

218821 Finance

1. **Items for payment.** Members agreed Items for Payment on Sheet No 11 2021/2022.

Summary of sheet:

New Bench – 464.00

Room Hire - 66.00

Zoom – 14.39

Waste – 43.89

Litter Pick – 65.00

NDP work – 3500.00

Skip Hire – 165.00

Tree Work – 800.00

2. **Bank reconciliation** – Members noted the Bank Reconciliation for January 2022

3. **Payments against Budget** – Members noted the Analysis of Payments Against Budget to February 2022

218822 General Maintenance

Councillors agreed to the general maintenance requests **Clerk** would advise contractors accordingly.

218823 Annual Parish Meeting

The format was discussed for the Annual Parish Meeting. It was agreed that a notice requesting parishioner input into the agenda would be posted. This would be added to the agenda for the next meeting.

218824 Grant Scheme

The grant policy was reviewed.

218825 Competition

Councillors discussed the possibility of the Parish holding a ‘Prettiest Front Garden’ competition. It was agreed to approach the Horticultural Society to see if they would be interested in judging the competition. **Clerk** would contact the chairman.

218826 Committee Reports

19th Jan & 2nd Feb 2022 NDP Steering Group – **Cllr Marsh** advised that no formal meetings had taken place, he also outlined the new Terms of Reference. They would be added to the next agenda for full council’s agreement. He also asked for a reminder to be sent to all Councillors for a meeting to discuss the NDP in detail.

218827 Meetings with other bodies –

26th Jan 2022 Libraries Review – **Cllr Bailey** A report had been circulated.
2nd February Green Trust 25th Anniversary – **Cllr McArdle** A report had been circulated.

218828 Councillors' Questions

- Cllr Verner asked for an agenda item to be added to the next agenda to discuss the protocol for reviewing planning applications..

218829 Correspondence

A list of correspondence received and sent since the meeting held on 11th January 2022 had been circulated as Information Sheet no9/January 2022 and was noted by Members.

There being no further business the meeting closed at 8.20pm

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