



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

Present:

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

In Attendance:

Mr P Murray, Mr J Hislop, Mr D McFarlane & Mr R Tustain (SP Broadway)

Public Participation

Mr McFarlane and Mr Tustain gave a presentation on proposed developments in Henwick Park Cold Ash and Colthrop Thatcham for approximately 1175 new homes. The proposed development at Henwick Park would include 12.30 hectares of country park, play areas and water detention basin. Mr Tustain advised that previous applications had been refused mainly because WBC had met their 5 year land supply requirements. He also advised that this was not a proposed application just an alternative strategy. If the presented plans were to go ahead there would be less impact to traffic through Thatcham compared to the current WBC proposal. An online consultation would be taking place in the next few months. **Cllr McArdle** could not understand why two sites were being looked at together as they were totally different. Mr Tustain stated that this was just an option. **Cllr McArdle** stated that if these sites were treated as individual sites a better conversation could take place. Mr McFarlane asked if Cold Ash Parish Council were joining other Parish Councils. **Cllr McArdle** confirmed that Cold Ash had joined with other Parish Councils. **Cllr Marsh** asked what impact the proposed Henwick Park development would have on traffic on Cold Ash Hill. Mr Tustain agreed to send traffic report, he advised that the A4 corridor would have considerably less traffic. Mr Hislop stated that as housing was less than half of the total site what was to stop further development. Mr Tustain assured councillors that the development would stay within residential lines. **Cllr Fenner** advised that through the Neighbourhood Development Plan (NDP) all sites had been assessed and an allocation of 40 had been given. WBC have now allocated the NDP a target of 0 homes. Cold Ash Parish therefore now a non-allocating NDP and had been reassured by WBC that no strategic allocation would be given, so it was quite a shock to see this proposal. Mr Tustain felt this was minimal impact against alternative schemes. **Cllr Hanks** asked how many children would be impacted with educational needs, Mr Tustain agreed to send a report. **Cllr Hanks** felt any children from Henwick Park would use local schools, not travel to new schools situated on the Colthrop development. Mr Murray asked for a copy of the traffic reports as he felt Cold Ash through traffic had been underestimated. **Cllr Fenner** thanked Mr McFarlane and Mr Tustain for their time.

218839 Apologies for Absence
Cllrs Silsby, Adams & Clark

218840 Declarations of Interest

No Declarations of interest.

218841 Minutes

Minutes of the Meeting held on 22nd February 2022 were approved. They were duly signed by the Chairman **Cllr Fenner**.

218842 Matters Arising

- **Clerk** advised that she had contacted the insurers and had been advised that the Recreation Ground and the Wildlife Allotment Garden would be covered by the current insurance. However if events were being run by others they would need their own insurance. The Jubilee event would be added to the next agenda for further discussions.

218843 Report from District Councillors

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

218844 Clerk's Report

- **Clerk** thanked Parish Councillors for her recent pay increase.
- **Clerk** had received an email asking about Assets of Community Value. **Clerk** was advised it could be done. **Clerk** would respond to resident.
- **Clerk** had received an anonymous complaint regarding speeding and cyclist on the Hermitage Road near Down House School. This had been sent to West Berkshire Council. **Clerk** would forward the letter to all Councillors.
- **Clerk** reminded Councillors that no one had picked up the topics that had been left after recent Councillors had resigned. **Cllr McArdle** suggested waiting until after the NDP update later this month then a further discussion would take place.
- **Clerk** had requested copy of the deeds currently held by Gardner and Leader.
- **Clerk** advised that she would be taking a holiday on the 25th June for two weeks it was agreed to have one meeting in June and one in July moving the date to the 19th July 2022.
- **Clerk** advised that the notice board in Southend had fallen down, she had received quotes to replace either one or replace the three remaining wooden notice boards, which were all rotten. It was agreed to discuss and agree this at the next meeting.

218845 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. **Amended Plans (Increased Width) Councillors agreed for the original comments to stand.**

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

21/03151/HOUSE Breckland Hermitage Road RG18 9JN - *Demolish conservatory. New single storey side and rear extension.* **APPROVED** – Previous Parish Council Comments -No Objection - Unanimous

- c) **Appeal**

APP/W0340/W/21/3280379 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. **APPEAL DISMISSED** *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*

218846 Finance

1. **Items for payment.** Members agreed Items for Payment on Sheet No 12 2021/2022.
Summary of sheet:
Room Hire - 44.00
Waste – 50.20
Litter Pick – 65.00
Playground Inspection – 92.00
Website – 8.00

Stationary -125.25
Office Electric – 121.79
Telephone – 282.55
Maintenance 593.34
Dog Waste & Litter – 605.60

2. **Bank reconciliation** – Members noted the Bank Reconciliation for February 2022. Clerk confirmed that the bank error of 5.60p had now been noted on the reconciliation
3. **Payments against Budget** – Members noted the Analysis of Payments Against Budget to March 2022

218847 APM

Councillors discussed the Annual Parish Meeting, taking place on the 28th April 2022. It was agreed not to advertise in the local paper, after consulting with other parish Councils putting information on social media was the favoured method of advertising. A basic draft agenda was agreed with further discussion to take place at the next meeting.

218848 Annual Parish Maintenance Contracts 2022/2023

Members received the proposed maintenance schedule for approval. The recommendations were approved, with a note to investigate other contractors to carry out hedge cutting within the Parish. **Clerk** would write to all contractors.

218849 Insurance Renewal

Members agreed with the Clerk's recommendation to renew the Insurance. There was a slight price increase in the sum assured due to inflation. **Cllr Marsh** asked the **Clerk** to investigate the radar services. It was agreed for a cheque to be raised and sent to insurers on 1st April 2022

218850 CAPC/NDP Partnership

A discussion took place regarding who would look after the projects now that Cllr Bailey had resigned. It would involve getting outside groups involved. After a short discussion **Cllr Hanks** volunteered to look after this area,

218851 Scheme of Delegation

Cllr Fenner asked for Councillors thoughts on using a scheme of delegation for a period of 6 months. **Cllr Marsh** felt that at the moment it wasn't required. It was agreed to put this aside for the time being.

218852 NDP Update

Cllr McArdle had circulated the minutes from the NDP meeting in November 2021. The steering group was still waiting for information regarding traffic and mobility within the parish, **Cllr Fenner** would chase this up. He advised that an early draft of the NDP would be available on the website for the public to view before it is sent to WBC. He asked all Councillors to read this before the NDP update later in the month.

218853 Committee Reports

16th Feb & 2nd March 2022 NDP Steering Group – **Cllr McArdle**. This was covered under the previous item.

218854 Meetings with other bodies –

2nd February – Climate Forum – **Cllr McArdle**, a report had been circulated and shared with the Greening Group.

16th February – Budget Briefing – **Cllr Verner & Silsby** A Power-point presentation had been shared with all councillors.

28th February – Johnson Lane resident meeting – **Cllr Fenner & McArdle** had met with the resident and various ideas suggested were being investigated. **Cllr McArdle** asked the **Clerk** to contact West Berkshire rights of way to find out if the resident could repair areas of Johnson Lane.

2nd March – Jubilee committee meeting – **Cllr Silsby** this would be added to the next meeting.

3rd March – Greenfest 2022 – **Cllr McArdle** attended the meeting and had submitted a report to Councillors, he advised volunteers had been requested. He had sent the information the Greening Group

218855 Councillors' Questions

- **Cllr Verner** commented on the state of the gullies in Fishers Lane. **Clerk** would advise the Street Care Team at WBC
- **Cllr Hanks** suggested starting a Facebook page dedicated to Parish Council matters, this would be added to the next agenda for discussion
- **Cllr Marsh** asked for replacement dog bins for the Recreation Ground to be added to the next agenda.

218856 Correspondence

A list of correspondence received and sent since the meeting held on 8th February 2022 had been circulated as Information Sheet no12/March 2022 and was noted by Members.

There being no further business the meeting closed at 8.55pm

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