



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY 26th April 2022

Present:

Cllrs Marsh, Hanks, Murray, Clark, Verner, & McArdle
Linda Randall - Clerk

In Attendance:

Mr J Wilding, Mr J Ruddy, Mr L Whitehead, Mr & Mrs Devall, Mr L Gilbert & Mr P Dann

Public Participation

Mrs Devall took the Parish Council through the objections raised by residents relating to the Sylvan House Fishers Lane planning application, and asked the Parish Council for their support. These matters included drainage and flooding, tree issues, access and the layout and size of the proposed site. She advised that the splays suggested were inaccurate; she felt that the oak trees would be removed if the application went ahead although they currently had Tree Preservation Orders. The proposed development was a self-build which would require mains drainage; West Berkshire Council had confirmed there was no mains drainage on the site. The new layout would dwarf neighbouring properties. The land is mainly clay not gavel as suggested by developer, so drainage would be an issue. The proposed rear garden would only be 4 meters and this contravened WBC planning.

228900 **Apologies for Absence**
Cllr Fenner , Silsby & Adams

228901 **Declarations of Interest**
Cllr Verner declared an interest in item 228908 planning application 21/02702/OUTD Sylvan House.

228902 **Minutes**
Minutes of the Meeting held on 12th April 2022 were approved unanimously as a correct record and were signed by the **Vice Chairman**.

228903 **Matters Arising**

- **Clerk** asked **Cllr Hanks** if he was happy to run the projector at the Annual Parish Meeting on the 28th April.
- **Clerk** advised she had spoken to the current supplier for the street lamps and had found out that the two MPAN numbers were for the supply of photo cells

which was continuous and for Dusk to Dawn supply.

- **Clerk** had discussed the request to purchase tap for the Acland Hall with the internal auditor and this was not feasible.

It was agreed to bring planning forward on the agenda.

228908 Planning Matters

Planning Applications

a)

Cllr Verner had declared an interest in the following application and took no part in discussions

21/02702/OUTD AMENDED PLANS Sylvan House Fishers Lane -*Outline Application for serviced self-build plot at land adjacent to Sylvan House, Fishers Lane, Cold Ash. Matters to be considered: Access and Layout. **OBJECTION – UNANIMOUS***

- **Concerns about damage to, or destruction of, the Oak Trees bordering Fishers Lane. The Parish Council agree with Tree Officer's comments, and note that the proposal goes against core strategy CS18**
- **Cold Ash Parish Council is concerned with drainage issues and agree with the report received from West Berkshire Council's Senior Engineer (Land Drainage).**
- **Cold Ash Parish Council has concerns over safe access onto Fishers Lane, and awaits Highway Officer's findings**
- **Cold Ash Parish Council believes that the scale of proposed development and raised elevations does not fit with surrounding properties.**

22/00744/HOUSE Pontecums Fishers Lane -*Replacement garage, single storey side extension loft conversion with dormer **NO OBJECTION - UNANIMOUS***

22/00816/PASOL Frontier Agriculture Ltd Red Shute Mill - *Application to determine if prior approval is required for a proposed: Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings: Proposed 252.954kWp roof mounted solar panels.**NO OBJECTION - UNANIMOUS***

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 to re look at access Objections 9.11.21 No Objection to 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

NO OBJECTION – UNANIMOUS with the following conditions:-

- **Substantial hedge screening for the northern boundary with Waller Drive.**
- **Cold Ash Parish Council object to the capping of the contaminated waste. Cold Ash Parish Council request a full removal of this waste.**

b) Planning Decisions

There were no decisions.

c) Appeals

There were no appeals

228904 Fixed Asset Register

Members noted the fixed asset register ahead of the Annual Return.

228905 Tree report & Quote for Additional Works

Members noted the recent tree report for the Pre-School and Recreation Ground. Future tree reports would take place with a councillor for a better understanding of areas of concern. Councillors agreed to works to two trees in the Wildlife Allotment Garden.

228906 Members Bid

Members briefly discussed the next round for Members Bid, it was agreed to add to the next agenda for further discussion. **Clerk** would obtain closing date and up to date criteria for the bid.

228907 NDP Update

Cllr McArdle gave the Councilors an update on the progress of the NDP; he informed them that WBC would carry out an informal review by mid-May at the latest. The steering group had reviewed the outstanding points on the NDP at the recent meetings. Regulation 14 pre submission phase should commence mid-June and complete mid-August with a consultation. After this Regulation 16 will follow with a further consultation, examination and a referendum . **Cllr McArdle** asked for a 1 hour zoom and a 1 hour face to face meeting in the Acland Hall, this is a chance for a Q & A session for parishioners; this would take place in the first two weeks in July.

There being no further business the meeting closed at 8.28pm

Chairman..... Date.....