



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY, 10th May 2022

Present:

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

In Attendance:

Mr I Young, Mr J Wilding and 2 residents

Public Participation

Mr Young took the Parish Council through his objections to planning application 22/00810/FULMAJ Cleardene Farm. He advised that although the developer was using planning policy C4 for the application, which meant keeping within the current footprint of the property, the existing agricultural buildings would need demolishing as they were in a very poor condition. He also advised that although they stated they would use existing waste services, there were none currently in place and this had not been investigated. The developer was asking residents to take refuse bins down to the Ashmore Green Road which was 380 metres away and this is outside current building regulations. The current track to the proposed development was steep and could become difficult in bad weather; there were no turning areas without using private land. Mr Young also advised that there had been no consultation with residents regarding this development. He asked the Parish Council to support his request to object.

A resident from Manor Park area asked for the Parish Councils support, with regards to the speeding issues on Waller Drive and Stoney Lane.

A resident from Bucklebury Alley expressed her concerns regarding speeding on the Hermitage Road and asked for a speed limit of 20mph outside St Marks School to be considered. She also suggested further illuminated signs asking motorists to slow down. She also stated that due to the speed limit currently in Bucklebury Alley being 60mph and hedgerows being overgrown it was very unsafe to walk in that area, she asked for the Parish Council to again consider a lower speed limit in this area.

228909 Election of Chairman

Cllr Fenner was unanimously re-elected as Chairman

228910 Apologies for Absence

Cllr's Clark, District Cllr Beck & District Cllr Simpson

228911 Declarations of Interest

No Declarations of interest.

228912 Appointment of Vice Chairman

Cllr Marsh was re-appointed the Vice Chairman

228913 Minutes

Minutes of the Meeting held on 26th April 2022 were approved. They were duly signed by the Chairman **Cllr Fenner**.

228914 Matters Arising

- **Clerk** advised that the works had been completed on the trees, in the Wildlife Allotment Garden.
- **Clerk** had arranged the meetings as requested for the NDP Steering Group.

228915 Appointments to Committees and Lead Topics

The following appointments were confirmed:-

Environment Committee – Cllr McArdle, Cllr Fenner & Cllr Hanks

Finance & General Purposes Committee – Cllrs Marsh, Cllr Verner & Cllr Silsby

NDP Steering Group – Cllr McArdle, Cllr Marsh & Cllr Murray

HR Staff Committee – Cllr Fenner, Cllr Marsh & Cllr Verner

Councillors updated lead topics a full list is available on request.

228916 Representation on Outside Bodies

The following representations were confirmed:-

BALC/HALC – Cllr Adams

Acland Hall Committee – Cllr Silsby

Thatcham Flood Forum - As required

District Parish Conference – Cllr McArdle & Cllr Fenner

228917 Register of Members Interest (Financial & Other Interest

It was requested that all Councillors check their Declarations of interest and update if necessary, the originals were on the web site for reference. Any changes should be returned to the **Clerk** at the next meeting.

228918 Report from District Councillors

The District Councillors' report had been received by the **Clerk**. A copy was available on request. Matters included were Education, Community, Cost of living, Environment and levelling up. At present one District Cllr was on long term sick leave and another was now working remotely. **Clerk** would confirm who should be contacted for assistance.

228919 Clerk's Report

- **Clerk** advised that she had reviewed the Emergency Plan, an updated copy would be sent to be published on the website.
- **Clerk** advised that possible dates for Annual Parish Meeting in 2023 were 19th & 20th April. She would book the main hall.
- The ROSPA inspections for the playgrounds had been received, she would forward to **Cllr Hanks** and a discussion would take place outside the meeting.
- **Clerk** asked Councillors for permission to stop a cheque to SSE as it had been lost. A Direct Debit was now set-up and she would speak to the internal auditor or the next steps in removing the amount from current finance.
- **Clerk** had received a request from a resident to hold a BBQ on the Recreation Ground, Cllrs agreed this was not feasible but the area behind the Acland Hall could be considered. **Clerk** would contact the resident and advise him to speak to the Acland Hall committee. The Recreation Ground could be used for

- picnicking.
- **Clerk** advised a complaint had been received regarding bags of clothing being left in the car park when the clothing bin was full, Clerk had requested a collection and the bags had been removed.

228920 Planning Matters

a) **Planning Application**

22/00810/FULMAJ Cleardene Farm Ashmore Green Road -*Conversion of redundant buildings at Cleardene Farm, Ashmore Green, into four detached dwellings, and to demolish two redundant buildings* Conversion of redundant buildings at Cleardene Farm, Ashmore Green, into four detached dwellings, and to demolish two redundant buildings **OBJECTION - UNANIMOUS**

This application is nothing less than a re-jig of the previous 21/00330/FULMAJ application that was resoundingly (and successfully) objected to. The major difference is now the conversion of 2 buildings into 4 dwellings and the demolition of 2 buildings as opposed to the conversion of 4 buildings. All of the objections that were raised for the previous application remain applicable and as relevant now as they were then.

CAPC object to this application on multiple grounds including:

It does not meet the stated intent of the C4 Legislation.

The local access road is incredibly steep and in very poor condition making it totally unsuitable for further traffic without major investment and the clarification of the ownership and use of the proposed access road.

How will disabled access be achieved?

The application is very vague on details concerning drainage and on environmental concerns and this will require a much more detailed response to ensure that these issues are resolvable.

The issue of contamination from both Asbestos and detritus from the old chicken Farm has not been addressed at all.

The houses themselves are out of keeping with the Cold Ash housing policy within the NDP and would result in major light pollution.

This proposed development is actually outside of the Village Permitted Development Boundaries.

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, the community and the environment.

Following the refusal of the last application Cold Ash Parish council invited the applicant and their architects/designer to discuss the issues with the CAPC and local residents and see what could be done to produce a plan that was acceptable to everyone. This invitation was not taken up and the applicant has now submitted this plan which does not address any of the issues raised last time and which are still so relevant this time.

22/00879/HOUSE 4 Laud Close RG14 2SL - *Single storey side extension extending into the rear of the existing garden* **NO OBJECTION - UNANIMOUS**

22/00844/HOUSE The Granary Hatchgate Close - *Single storey rear extension and*

associated works **NO OBJECTION - UNANIMOUS**

21/03135/COMIND AMENDED PLANS Land West Of Heath Lane - Construction of 2 Detention basins located north and south of a proposed access track connected via twin 450mm dia. pipes. The North Basin will have an area of 0.35 hectares and a 0.6m high earth bund and will accommodate a 20m wide spillway and a 20m wide weir. The South Basin will have an area of 0.23 hectares and a 1.4m high earth with a 20m wide weir to accommodate exceedance flows from the North Basin. and realignment of an existing ditch via a 450mm dia. Culvert. A 450mm dia. pipe will convey flows from the southern basin during flood events to a new cut ditch before discharging into the existing ditch to the west of the site. Flows from the existing ditch eventually discharge to a Thames Water sewer. The provision of a 4.8m wide access track to serve the Scheme. *Previous Parish Council Comments No Objection – Unanimous* **NO OBJECTION – Road access should only be for serving the detention basin and no other traffic should use service road.**

21/03154/FUL AMENDED PLANS Land North Of Bowling Green Road - Construction of a detention basin with an area of 0.20 hectares and a 0.7m high earth bund to the south of the scheme. Realignment of an existing ditch for 12m into the proposed basin and installation of a bypass structure to facilitate flows in the existing watercourse downstream. A 300mm diameter pipe will convey flows from the basin during flood events to the existing ditch to the south of the scheme before out falling to the existing Thames Water sewer to the southwest. The existing ditch will be regraded from the outlet from the basin to the inlet to Thames Water sewer. The provision of a 3.0m wide access track from Bowling Green Road to serve the Scheme. *Previous Parish Council Comments No Objection – Unanimous* **NO OBJECTION - UNANIMOUS**

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

22/00381/HOUSE Wyldwood Bucklebury Alley - *Retrospective Householder application for the erection of decking* **APPROVED** *Previous Parish Council Comments - No Objection – Unanimous*

22/00380/HOUSE Wyldwood Bucklebury Alley - *Retrospective: Householder application for the erection of a detached domestic storage shed (outbuilding) (retrospective).* **APPROVED** *Previous Parish Council Comments - No Objection – Unanimous.*

22/00378/HOUSE Wyldwood Bucklebury Alley - *Retrospective application for the erection of a detached home office and games room (outbuilding)* **APPROVED** *Previous Parish Council Comments - No Objection - Unanimous*

22/00605/COND1 Rose Cottage Bucklebury Alley - *Application for Approval of Details Reserved by Conditions 3 (Schedule of materials) and 5(Construction Method Statement) of planning permission 21/02570/HOUSE - Erection of side and rear extensions with a separate car port.* **APPROVED**

c) **Appeal**
There were no appeals

228921 Finance

1. Items for payment. Members agreed Items for Payment on Sheet No 2 2021/2022.

Summary of sheet:

Water – 171.50

WAG Supplies/Works – 643.51

Litter Pick – 65.00

Playground Inspection – 217.00

BALC Membership – 796.10

Website – 10.00

Telephone – 31.16

Waste Collections – 115.71

NDP – 2000.00

Maintenance – 298.46

Street Light Maintenance charge – 214.35

Room Hire 55.99

2. Bank reconciliation – Members noted the Bank Reconciliation for April 2022.

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

4. Direct Debit Payments - Members noted Direct Debit payments

228922 Re-appointment of Internal Auditor

It was agreed to re –appoint the Internal Auditor for a further year. The appointment would be reviewed again in May 2023.

228923 Members Bid

Cllr McArdle asked for ideas for the next round of member’s bids which close on the 3rd June. Due to the short notice of the bid it was agreed to put a bid forward for benches, tools and picnic tables in the new quiet garden due to be opened in June. **Cllr McArdle** would lead on the bid. **Clerk** would contact District Councillor Cole for confirmation of her support.

228924 Speeding Issues

A discussion took place regarding the speeding issues within the Parish, various surveys had taken place and the data received did not indicate that speeding was an issue. The last survey had taken place in 2021 and there were no major issues at that time. **Cllr Marsh** stated that the previous attempt to get the limit lowered to 20mph outside the schools had been rejected by Parishioners. **Cllr Silsby** suggested volunteers using various speed indicators. **Cllr Marsh** advised that requests for flashing signs could be made to West Berkshire Council, although a speed indicator at the bottom of Cold Ash Hill would not have any impact on traffic speed further up Cold Ash Hill. **Cllr Hanks** felt that if flashing speed signs were requested by residents maybe funds could be raised by volunteers. It was agreed that **Cllr Silsby** would approach West Berkshire Council for the cost of the signs and permission required to erect a sign. Once costs were gathered **Cllr Murray** would organize a Go Fund page for residents to raise the required funds. **Cllr Marsh** also reminded Councillors that there was also a speeding issue in the Manor Park area of the Parish; **Cllr Silsby** would also ask his contact at WBC for recent data collected in Manor Park.

228925 Jubilee Event update

Cllr Silsby advised that the beacon had been tested and all was looking good for the

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lighting event on the 2nd June at 9.45pm. The Parish Council agreed to meet the costs for the Insurance using Grant money.

A resolution was passed to continue the meeting after 9.00pm

Cllr Silsby would speak with the Jubilee committee about insurance payee and this would be added to the next agenda for further discussion. **Cllr McArdle** advised that the Quite Garden would be formally opened before the Beacon Lighting event taking place.

It was agreed to bring Councillors Questions forward on the agenda as Cllr Verner needed to leave the meeting.

228929 Councillors Questions

- **Cllr Verner** advised that the temporary closure of bridleway COLD/25A/1 and BUCK/54A/1 had been extended until 4th November 2022 unless work completed sooner.

Cllr Verner left the meeting at 9.05pm

- **Cllr Marsh** asked for the Manor Park playing field to be added to the next agenda for discussion regarding the recent consultation.
- **Cllr Silsby** advised of his concern over the recent appeal being rejected for Land adjacent to Summerfield's.
- **Cllr McArdle** advised that trees were being felled at a property in Collaroy Road. The trees removed did not have TPO's but were large trees. A planning application should be expected for 9 dwellings. He also advised that due to high costs at one of the suppliers for work in the WAG could other suppliers be sought. The Parish Council agreed to this request.

228926 NDP UPDATE

Cllr McArdle gave an update on recent meetings that had taken place regarding the NDP, WBC informal review of draft NDP agreed with a target date for feedback early / mid-May, the committee were still awaiting a response. They were still on target to meet the Regulation 14 plan timeline, proposed to 20th June (to 15th August). Zoom call and F2F meeting for parishioner questions set up for 5th and 14th July. They still need more volunteers to post leaflets **Cllr McArdle** asked if it was ok to pay a nominal fee to a voluntary group, this was agreed by Parish Councillors. **Cllr Murray** suggested approaching scouts and Guides with a view to a donation for any help.

Committee Reports

228927 20th April & 4th May NDP Steering Group – **Cllr McArdle** This had been covered under the previous item.

Reports from meetings with other bodies

228928 14th April Thatcham TC & Icen Projects - **Cllr McArdle**

21st April Thatcham Development – **Cllr McArdle**

27th April Climate Forum – **Cllr McArdle**

A report had been circulated to all Councillors prior to the meeting.

228930 Correspondence

A list of correspondence received and sent since the meeting held on 8th March 2022

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had been circulated as Information Sheet no2/May 2022 and was noted by Members.

There being no further business the meeting closed at 9.15pm

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