



**COLD ASH PARISH COUNCIL**  
**MINUTES OF THE COUNCIL MEETING HELD ON**  
**TUESDAY 28<sup>th</sup> June 2022**

**Present:**

Cllrs Fenner, Murray, Verner, & Silsby

**In Attendance:**

No Attendees

**Public Participation**

No Public participation

**228959**    **Apologies for Absence**  
Cllr Clark, Mcardle, Hanks, Adams, Marsh, Clerk Randall

**228960**    **Declarations of Interest**  
No Declarations of interest

**228961**    **Minutes**  
Minutes of the Meeting held on 14<sup>th</sup> June 2022 were approved unanimously as a correct record and were signed by the **Chairman**.

**228962**    **Matters Arising**

- **Clerk** shared an e mail reply from the Acland Hall team regarding action 228951. The reply suggested that as long as people were flexible an additional 15 minutes booking time would not be required on each session. After discussion it was agreed to keep things as they are and review in a few months' time if needed.
- **Cllr Murray** raised the fact that the developers for The Rise were attending the parish meeting 19th July and that this should be publicised to ensure all parishioners effected were able to attend. **Cllr Murray** agreed to send out additional social Media updates.
- **Cllr Silsby** updated the parish councilors that he had had a wooden bowl crafted to gift to Bob for the great work he did with the parish beacon. It was agreed to invite Bob to a future meeting to present the gift.

## 228963 Planning Matters

### a) Planning Applications

**22/01272/HOUSE Adjacent to Parish** 44 Mersey Way Thatcham - *First floor side extension* **No Comment - UNANIMOUS**

**22/01245/HOUSE** Juniper Rise Ashmore Green - *Section 73A: Variation of Condition 3 (Materials) of previously approved application 12/00538/HOUSE: First floor extension to single storey house, single storey extension to the west and new garage to replace existing.* **No Objection UNANIMOUS - but subject to the colour and style of the rendering being within the character and design of existing environment**

### b) Planning Decisions

**21/03135/COMIND** 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.* **APPROVED** – Previous Parish Council Comments - No Objection – Unanimous

**22/01067/HOUSE** 14 Yates Copse Newbury - *Single storey rear extension* – **APPROVED** – Previous Parish Council Comments - **NO OBJECTION** – UNANIMOUS

### c) Appeals

**APP/W0340?W/22/3292211- Land at Lawrences Lane Adjacent to Parish**  
**21/02112/FUL Adjacent to Parish** Land at Lawrences Lane Thatcham –

*Change of use to 7 no. Gypsy/Traveller pitches comprising 7 no: static caravans, 7 no: day rooms, 7 no: touring caravans, and associated works*  
Previous Parish Council Comments - **Objection – Unanimous**

- While this site is not within our Parish its location is immediately adjacent and our parishioners will be affected by the proposed usage.
- We have not been able to locate the orange notice advertising the application on this site
- We note that the application has answered ‘no’ with regards to the question whether work has already started. As we all know this is incorrect.
- This previously rural site is close to the AONB and is outside the settlement boundary.
- This is a quiet and narrow rural lane that is enjoyed by our parishioners for walking. This has recently been recognised by the proposal to close this lane to through traffic by certifying it as an “Active Travel” route. The proposed application and the corresponding traffic will put at risk the quiet and rural nature of this lane.
- This narrow lane is barely wide enough for a car. As such the access is unsuitable for caravans and mobile homes/static caravans. It is also

- unsuitable for the refuse lorries that would need to access the site.
- This application will change the character of this area.
- The application gives no description of the materials which were proposed to be used and have presumably been used for the day room buildings.
- There have been previous applications to change the use of this site and all have been refused.
- CAPC has great concerns about highway safety should this application be granted. The narrow lane is used by pedestrians, which has greatly increased since the Covid lockdown. The narrow nature of the lane means that there are very few places for pedestrians to stand when large vehicles are approaching.
- Destroying the countryside
- Inappropriate development (i.e. gypsy/traveller's pitches without back up facilities)
- As is widely known, the work on this site was started before permission was obtained. When this application is refused we insist that the site be returned to its previous state.
- We have concerns that the concrete hard standings will lead to water runoff into the surrounding areas.

**Cllr Fenner** updated the council that this was now subject to an APPEAL to the WBC / Government

There being no further business the meeting closed at 7.30pm

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