



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY, 9th August 2022

Present:

Cllrs Fenner, McArdle, Clark, Verner, Marsh, Wilding, Adams, Murray & Silsby
Clerk L Randall

In Attendance:

District Cllr Simpson, Mr & Mrs Fastnedge, Mr Broughton, Mr J Hislop, Mr & Mrs Sayer, Mr Avens, Mrs D Harvey, Mr D Moore and Mr Tompkins from Edge Architecture.

Public Participation

Mr Tompkins from Edge Architecture gave a presentation on a proposed development at Land at Greenbanks, for four houses; the site is situated on the corner of Collaroy Road and The Ridge. Mr Tompkins advised that the current access would be used for two of the properties with a new access being considered from Collaroy Road for the remaining two properties. **Cllr Marsh** asked for clarification on two of the houses, as no rear gardens were in the proposed plans he was advised that was correct. Mr Tompkins advised that he was hopeful that all properties would be zero carbon for energy. **Cllr Clark** asked if highways had been consulted regarding the access from Collaroy Road, Mr Tompkins advised they had and he had been asked to include a footpath along The Ridge. **Cllr Clark** still felt that access would be difficult from Collaroy Road. **Cllr McArdle** felt the proposed houses were too large, he explained that smaller houses would be more beneficial to the Parish. **Cllr Silsby** had concerns around the traffic issues outside St Finians School. **Cllr Murray** asked what benefits the proposed development would bring to the Parish; Mr Tompkins advised that a contribution to infrastructure would be considered. **Cllr Silsby** asked how many parking spaces were being allocated to each property; Mr Tompkins advised at present there were two per property. **Cllr Silsby** felt this would not be enough. Mr Moore had concerns with the height of the proposed properties, as this would impact current properties privacy. **Cllr Clark** asked for smaller properties to be considered, Mr Tompkins advised consideration for two semi-detached builds could be considered for two of the properties. Mr Sayer asked how long before a formal application would be submitted to West Berkshire Council, Mr Tompkins advised 2-3 months. **Cllr Verner** asked if the proposed properties would be two storey, she was advised they were. **Cllr Fenner** thanked Mr Tompkins for attending the meeting and the **Clerk** asked for anyone wanting further information to contact her at the Parish Office.

Cllr Fenner announced the competition winners for the Prettiest Front Garden Competition. 1st Price went to Jasmin Cottage Cold Ash Hill, with two runners up at The Pheasant, The Ridge and Holly Grove, Ashmore Green Road. Highly commended were Thornhill Cottage, Henwick Old Cottage and The Woodburner. **Cllr Fenner** thanked the judges for their time. The **Clerk**

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would now write and advise the winners.

Mrs Avens spoke on behalf of The Tennis Club asked the Parish Council to consider putting the nets on the free standing football goals as the ball were continuously hitting the tennis court fence. **Clerk** advised she had spoken to the football manager and would advise his response under her report.

228982 Apologies for Absence **Cllr Hanks**

228983 Declarations of Interest No Declarations of interest.

228984 Minutes Minutes of the Meeting held on 19th July 2022 were approved changes would be rectified. They would be signed by the Chairman **Cllr Fenner** at the next meeting.

228985 Matters Arising

- **Clerk** asked for clarification on the resident being invited to the next meeting to present on plans for the green space at Woodland Leaves.

228986 Report from District Councillors The District Councillors' report had been received by the **Clerk**. A copy was available on request. Matters included were, Community & Leisure, Education, Health & Wellbeing, 2021 Census and Environment.

228987 Clerks Report

- **Clerk** advised that she had received a request for a dog bin at the entrance to Westrop Farm. Councillors felt that due to staffing issues at WBC a further bin would not be feasible. There was a bin already in situ a bit further along The Ridge.
- **Clerk** advised she had received another letter from a resident regarding speeding on Cold Ash Hill. It was agreed to add an agenda item get an update on this matter at the next meeting.
- **Clerk** advised she had spoken to the football manager regarding adding the goal nets to the portable goals on the Recreation Ground. He was on leave until the 20th August but she would contact him then to arrange this.
- **Clerk** advised that she had circulated the Experimental Prohibition of Motor Vehicle Order, to Lawrence's Lane, to all Councillors.
- **Clerk** advised that a resident had requested to use some of the Acland Hall car park to display electric vehicles as part of Green Week. A date had not been confirmed but working around current usage would be considered to avoid congestion.
- **Clerk** advised that the hedge cutting had commenced, she also advised that although the Jubilee Trees were being watered they were not looking very good.

228988 Planning Matters

A) Planning Application **22/01651/HOUSE** Windrush The Ridge Cold Ash RG18 9HX -*First floor rear extension, conversion of garage to habitable space, replacement porch to front*

elevation, alterations to fenestration and associated works **No Objection - Unanimous**

22/01475/MDOPO Adjacent to Parish Newbury Showground Priors Court Road Hermitage - *Modification of Planning Obligation on Approved Application 11/01135/COMIND - Section 106 Deed of Agreement of 30th April 2013, reference 2583SA* **Cold Ash Parish Council are supportive of this application and have no objections given the economic issues, however although this is not in Cold Ash Parish these changes could have a, major impact to traffic through the parish. Cold Ash Parish request that any traffic is diverted away from Cold Ash and towards the A 34. We are concerned with one aspect which would be Horse Sales.**

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

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* **REFUSED** Previous Parish Council Comments - **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.

22/00928/REM Land Adjacent To Summerfield The Ridge - *Section 73: Variation of Condition 1 (Approved Plans) for previously approved application 21/01203/REM: Section 73 application for removal/variation of conditions 1 (approved plans), 4 (scheme of landscaping) and 5 (instant hedge) of approved 19/00832/REM - Approval of reserved matters following outline permission 16/02529/OUTD - Change of use of part of existing agricultural field to residential and the erection of 5 no. detached dwelling houses with ancillary garages, access, parking, landscaping and associated works. Matters seeking consent - Appearance, landscaping and scale. **APPROVED** – Previous Parish Council Comments - **OBJECTION - UNANIMOUS** –*

- The new designs are a significant change from the approval, and detrimental because they do not blend in with the street scene on The Ridge. In particular the cladding, colours and textures do not blend in with the existing houses, as was originally agreed.
- CAPC do not believe the continual applications for alterations is helpful to planning, approval and building process

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. **APPROVED** Previous Parish Council Comments -No Objection UNANIMOUS - but subject to the colour and style of the rendering being within the character and design of existing environment*

C) **Appeal**

There were no appeals

228989 Finance

1. Items for payment. Members agreed Items for Payment on Sheet No 5 2022/2023.

Summary of sheet:

CPRE Mebership – 36.00

Litter Pick – 65.00

Website – 4.00

Waste Collections – 47.38

Street Light supply charge – 44.19

Room Hire 55.99

Grass cutting – 524.42

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

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

228990 Tree Preservation Orders

Cllr Adams stated that Mr. J Thomas was acting head of the team at West Berkshire Council covering Tree Preservation Orders. A tree evaluation method had been circulated to all members. It was agreed to put together a very simple step by step guide to explain how to get a TPO, this would then be circulated via social media so the residents could get involved. **Cllr McArdle** felt that volunteers from the parish could be enabled look at trees that may need a TPO adding.

228991 Office Alarm

Mr. R Verner had visited the Parish Office to have a look at the Alarm and agreed it was all working correctly. It was agreed for the **Clerk** to speak to the supplier to ascertain the best way forward.

228992 Land at Lawrence's Lane

Cllr Murray advised that he had spoken to Mr. Pike at Thatcham Town Council; he was preparing a statement of case for the appeal, which was scheduled for the 6th September 2022. Cold Ash Parish Council had agreed to act as witness if required. **Cllr Murray** will keep in contact with TTC and keep Cold Ash Parish Council informed. **Cllr Marsh** suggested speaking to West Berkshire Council, to find out who would be dealing with the appeal, he suggested asking District Cllr Simpson to help with best contact.

228993 Champions Award 2022

Councillors discussed the Champions Awards 22 ahead of the live date in October. It was agreed to find out if West Berkshire Council were running it this year and what the criteria would be. A couple of nominees were suggested but would be confirmed nearer the opening date.

228994 Complaints Policy

The Complaints policy was reviewed and agreed. Next review date would be August 2025

228995 NDP Update

Cllr McArdle advised that a meeting had been set up with Mr. B Lyttle and the NDP steering Group to discuss where the plan now was due to the River Lambourn Nutrient Neutrality report. **Cllr McArdle** wanted to build a better relationship with WBC. East Woodhay NDP had been refused due to a screening report. This would then be bought back to the Parish Council before any submission would be made.

Cllr Clark left the meeting at 8.45pm

228996 Committee Reports

There were no Committee Reports

228997 Reports from meetings with other bodies

There were no reports from meetings with other bodies.

228998 Councillors Questions

- **Cllr Silsby** advised that if speeding cameras were to be installed in the Parish to reduce speeding, all revenue would be going to WBC.
- **Cllr McArdle** advised that the quiet garden would not be ready to open during The Big Green week, there would be activities in the WAG for the event, but the Quiet Garden opening would be early 2023.
- **Cllr Silsby** asked for the resident who designed the beacon to be invited to the next meeting.
- **Cllr Fenner** advised she had received a complaint about bonfires, she asked for the information from Environmental Health to be published on the Parish Council website.
- **Cllr Murray** asked if the Cost of Living Crisis should be added to a future

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agenda.

228999 Correspondence

A list of correspondence received and sent since the meeting held on 14th June 2022 had been circulated as Information Sheet no5/AUG 2022 and was noted by Members.

There being no further business the meeting closed at 8.57pm

Signed..... Date.....

Chairman