



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY 23rd August 2022

Present:

Cllrs Marsh, McArdle, Verner, Adams, Hanks, Wilding, Murray, & Silsby

In Attendance:

Mr & Mrs Hislop, Mr B Taylor, District Cllr Beck and District Cllr Simpson

Public Participation

Cllr Marsh presented Mr Bob Taylor with a wooden handmade dish, for his excellent contribution in constructing the Brazier/Beacon for the Queens Platinum Jubilee Celebrations in June. He had designed the Beacon and built it single headedly from re cycled metal and using a company set up by Mr Taylor for parts. More than 500 residents attended the ceremony in the WAG. The Parish Council thanked Mr Taylor for his time and hard work. Mr Taylor thanked the Parish Council; he advised he had enjoyed the process of constructing the Beacon and giving back to the Parish. **Cllr McArdle** advised that the dish had been made using wood from the Wildlife Allotment Garden where the Beacon is situated, and made by a local resident for Mr Taylor.

District Cllr Beck advised he had recently attended a forum with Thames Valley Police where speeding in the Waller Drive area had been discussed. Waller drive runs through Cold Ash Parish and Newbury Parish. The new Speed Indicator Device can now issue fines to speeding motorists. If the SID is used it does impact speeding for a short while slowing traffic considerably. Newbury Town Council are prepared to carry out an exercise to use the device, District Cllr Beck advised the SID can only be used by Councillors in each Parish and asked if Cold Ash would consider taking part and asked for volunteers to do the training. **Cllr Silsby** advised that no residents had volunteered when previously asked. **Cllr McArdle** advised various surveys had been carried out and no major speeding had been revealed. **Cllr Murray** asked if there was any cost impact he was advised there was not. It was agreed the **Clerk** would check with Cheryl Evans, whether residents could use the SID. **Cllr Marsh** and **Cllr Hanks** agreed to take the training; it would help to build a better relationship with residents who had concerns with speeding within the Parish. **Cllr Silsby** asked if details of information regarding accidents in the Waller Drive area could be requested from WBC.

229000 **Apologies for Absence**
Cllr Fenner & Cllr Clark

229001 **Declarations of Interest**
No Declarations of interest

229002 **Minutes**
Minutes of the Meeting held on 9th August 2022 were approved unanimously as a correct record and were signed by the **Vice Chairman**.

229003 **Matters Arising**

- **Clerk** advised that the nets would be added to the portable goals on the Recreation Ground shortly.
- The Community Champion Awards would take place at the end of the year and details would be sent to the **Clerk** in due course.
- **Clerk** advised the equipment in the office would be left if the contract for the alarm was terminated.
- The Electric vehicle showcase would take place on the 25th September.
- **Cllr Adams** asked for the hedge adjacent to Ashmore Green Road to be left slightly higher. **Clerk** would ask the contractor to speak to **Cllr Adams** before proceeding with the cut.

229004 **Update on Traffic Issues**
Cllr Silsby advised that use of a mobile SID was available but no residents had volunteered. **Clerk** would find out if it was only Councillors who could use the device. The flashing sign at the bottom of Cold Ash Hill was faulty this would be reported to WBC. A letter regarding speeding had been received from a resident; **Cllr Silsby** advised that all speed signs were a standard size although some were in a poor condition, he was happy to respond directly to the resident. **Cllr Marsh** asked for clarification on who could use the SID before responding to the resident. **Cllr Silsby** advised that a consultation was taking place on Moving Traffic Offences Powers; this would mean any fines to road users any revenue would go directly to WBC. **Cllr Murray** asked if using a smiley face flashing sign, to slow traffic, could be considered. **Cllr Silsby** agreed to find out costs. **Clerk** would ask WBC who funded the similar sign that had been in place on the B4009. **Cllr Silsby** asked Councillors to complete the online consultation.

229005 **NDP Update**
Cllr McArdle had circulated a report on recent meetings that had taken place with West Berkshire Council to all Councillors, he gave a brief update on this, the full report is available on request from the Clerk

229006 **Planning Matters**

- a) **Planning Applications**
- 22/01771/HOUSE** 36 Strouds Meadow Cold Ash - *Single storey rear extension and part garage conversion* **No Objection - Unanimous**
- 22/01770/HOUSE** 7 Sewell Close Cold Ash- *Demolition of existing conservatory and replacement with single storey rear extension. Additional 2 storey side extension.* **No Objection - Unanimous**
- 22/01579/FUL** Clover House Westrop Farm The Ridge - *Construct an all-weather arena, stable block and permanent field shelter, and a manure clamp. Change of use to*

equestrian. **Objection – Unanimous**

- This is a sensitive AONB area which is bounded on two sides by Public Right of Way.
- We believe the scale of this development is an over development of the site.
- This application will have a bad impact on the visual amenity of this area, which is currently an attractive grass pasture. This application will convert to a ménage with synthetic materials.
- Concerns as the area is in the proposed NDP dark skies zone, therefore any lighting would be detrimental to this.
- Very little information in the application on how waste water and manure will be managed.

However if West Berkshire Council are minded to grant permission Cold Ash Parish Council would like the following points to be considered:-

Cold Ash Parish Council would like to re-iterate Bucklebury PC Conditions:

- There should be no lighting on the arena –
- There should be a lighting plan for the outbuildings –
- There should be a drainage plan for the liquid produced from the muck clamp, the stables and the arena.

Cold Ash Parish Council would like to add the following points:-

- There should be stronger wording on drainage plan for the whole site
- Some kind of statement regarding the disposal of the Manure
- Prohibition on high level lighting across the site
- Prohibition/Restriction on any further development of the site
- Change of use limited to just the area marked in RED on the plan and NOT the area marked in BLUE (to stay as mixed use)
- The venture should remain a private venture, and not become a commercial venture causing increased traffic on a Public Right of Way and on the access road to the site from The Ridge.

b) Planning Decisions

22/01114/CERTP Hillingdon *Extension to existing porch.* **REFUSED**

22/01403/HOUSE Seekers Stoney Lane Ashmore Green - *The proposal includes a conversion of the existing garage into a new open kitchen/ dining space with utility and boot room. 2no. new windows to the front elevation to match existing and bi-folding doors to the rear and a new timber frame porch to the front entrance.* **APPROVED** – Previous Parish Council Comments - NO OBJECTION – UNANIMOUS

c) Appeals

APP/W0340/W/22/3298207 Cleardene Farm Start Date 4th August 2022

21/00330/FULMAJ Cleardene Farm Ashmore Green Road -Conversion of 4 agricultural buildings into 4 residential dwellings, including part demolition and landscaping.

Objection – Unanimous.

Comments:-

Cold Ash PC has many concerns with this proposed Application. The application is made under the C4 legislation but does not seem to meet many of the qualifying requirements. i.e. 4.7 This application complies with the specific requirements of Policy C4 as follows: i. The proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration; 4.8 “The buildings are of sound construction and are water tight” These statements are not

correct and the site Inspection report clearly states: “most of the roof covering has deteriorated and will require replacement” The C4 legislations also states: “the existing structures can be converted into domestic dwellings without the need to alter its shape and form” Whereas the site inspection reports states: “The locations of the intermediate columns may not be suitable for the proposed first floor layout, and may need to be relocated, which will affect the roof support system. It is very clear that the existing buildings will not be “converted” but will undergo major demolition and building which we believe is not in line with the intent of the C4 legislation. We further believe that not enough consideration or detail has been given to the access, drainage or environmental considerations of this application (see document from Flood Warden). The environmental report must be re-visited as no mention has been made of the asbestos or contamination clearly evident at the site. We believe that the application as proposed will increase traffic movements way beyond what is currently stated, will increase the flood risk and dramatically increase light pollution within the village of Cold Ash due to the design and location of the proposed buildings. The design of the buildings is also out of keeping with the Village Design Statement and out of keeping with the overall appearance of the village.

Conclusion: CAPC object to this application on the grounds that: It does not meet the stated intent of the C4 Legislation. The local access road is not suitable for further traffic without major investments The application is very vague on details concerning drainage and on environmental concerns. The houses themselves are out of keeping with the Cold Ash housing policy and would result in major light pollution 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 and the environment. CAPC would welcome the opportunity to meet/consult with the applicant/developer to formulate an application that would be more sympathetic to the village design statement and to the needs of the village and minimise the impact of the development upon the village and local residents.

There being no further business the meeting closed at 8.35pm

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