



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY, 27th September 2022

Present:

Cllrs Fenner, McArdle, Hanks, Marsh, Wilding, Adams, & Murray
Clerk L Randall

In Attendance:

Mr M Liebreich, Mr & Mrs Green, Mrs Billings, Mr Wilson & Mr Blaber

Public Participation

Mr Liebreich gave a detailed presentation on the plans for the grounds surrounding Woodland Leaves on Cold Ash Hill. He advised that at present there were no planning applications submitted to West Berkshire Council, the presentation was only on the grounds. The area would be managed for bio diversity and carbon reduction. After investigating the water courses on the site it appears a lot of ground water is running into the current municipal drainage system when it should be running into the ponds on site. The site is slowly being cleared and ditches have been dug in some areas. Hedgerows have been restored and there would be a creation of a new woodland and flower meadow. There were plans to create a new pond and dredge the existing one. The house would eventually be re located but the workshop would remain in its current position. **Cllr McArdle** advised that part of the meadow was being designated as a Local Green Space, through the NDP. He felt that the Parish would benefit from this and the link-up of all the Local Green Spaces in the parish, with potential wildlife corridors between them. He also advised that the parish is benefiting in other areas from the advisers that Mr Liebreich is introducing us to. Mr Liebreich thanked the Parish Council for inviting him to the meeting and advised if anyone wanted to come to the site to look or speak with him they would be very welcome.

229007 Apologies for Absence
Cllr Clark, Verner & Silsby

229008 Declarations of Interest
No Declarations of interest.

229009 Minutes
Minutes of the Meeting held on 23rd August 2022 were approved changes would be rectified. They were be signed by the Chairman.

229010 Matters Arising

- **Clerk** advised that the contractor had spoken with **Cllr Adams** and hedge cutting was almost completed.

229011 Report from District Councillors

The District Councillors' report had been received by the **Clerk**. A copy was available on request. Matters included were, The Economy and help for households, Environment, and Children, Young people and Education

229012 Clerks Report

- **Clerk** advised she had received an email from a company who would like to install an electric car charging point to the Acland Hall Car Park. After a short discussion it was decided this wasn't viable.
- **Clerk** had received a notification from HALC advising that the Parish Council could use their own external auditor to look at the annual accounts. It was agreed to stay with the current external auditor.
- The football manager had asked the Parish Council to consider letting the club use the Recreation Ground for a firework display. The Parish Councillors agreed to add this to the next agenda and invite the football manager to the meeting.

229013 Planning Matters

A) Planning Application

22/01107/LBC2 Henwick Old Cottage Henwick - *Repair and Renovation of Kitchen Roof* No comment required for information only. **No Comment was submitted.**

22/01825/HOUSE Ashley Ashmore Green Road - *Demolish existing rear extension and replace with new two storey rear extension* **No Objection 6 in favour and 1 abstain.**

22/02124/FULEXT Coley Farm Stoney Lane Ashmore Green - *Section 73: Variation of Condition 3 (Approved Plans) and 29 (Hard Landscaping) of previously approved application 20/00604/FULEXT: Erection of 75 dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure* **No Objection 6 in favour and 1 abstain.**

22/02184/PACOU St Gabriels Farm The Ridge - *Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to Dwelling houses*

Although Cold Ash Parish are not requested to comment they would like the following points taken into consideration.

Cold Ash Parish Council would like to object to this application. There have been three previous applications on this site, varying from development proposals to PACOU's for elements relating to a Q-Class application. All applications were given full consideration by the parish council and all were objected to and, subsequently, rejected by West Berkshire Council. The site is outside of the Cold Ash Village Settlement Boundary and, in our view, the buildings are not in a state that would enable them to be renovated to meet the Class-Q requirement. Having reviewed the latest application, we have concluded that there is nothing new in it that would lead us to question our previous decisions. The application does include a written report of a visual inspection of the buildings however it is not intended to be relied on and the author has stated that 'no liability for the contents of this report is conveyed to any third party, and no third party should therefore rely on the contents of this report'. It is our view that should any Class-

Q application be brought forward that it should be supported by a structural survey that confirms the buildings are capable of being safely redeveloped into residential dwellings.

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

22/00920/HOUSE Pataya Bucklebury Alley - *Extensions and alterations to the dwelling and new access* **APPROVED** – Previous Parish Council Comments - NO OBJECTIONS - UNANIMOUS Comments :-

- Confirmation required regarding drainage.
- No construction vehicles to be parked on Bucklebury Alley.
- Restriction to working hours in line with normal construction rules.
- Permitted Development rights to be removed so no further building can take place on site.

22/01790/NONMAT Valley View, The Ridge, Cold Ash, Thatcham - *Non-Material Amendment to planning permission 16/02974/COND1: Application for approval of details reserved by Conditions 3 - Materials, 4 - Construction management, 5 -Levels, 6 - Hard and soft landscaping, 7 - Tree protection, 8 - Arb. method statement, 9 -Spoil for approved application 15/01354/FULD: Demolition of existing dwelling and erection of a new dwelling. Amendment: Amend Condition 3 (Schedule of Materials) from Southgate timber western red cedar T.G.V ST10 to Focus Timber Western Red Cedar Rainscreen. Amend K-Rend Silicone TC15 Pure White to PRB Oze Neige.* **APPROVED**

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* **APPROVED** – Previous Parish Council Comments - 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.* **APPROVED** – Previous Parish Council Comments - **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.

22/01769/CERTP Corbiere Ashmore Green Road Ashmore Green Thatcham - *Rear extension* **LAWFULL**

22/01771/HOUSE 36 Strouds Meadow Cold Ash - *Single storey rear extension and part garage conversion* **APPROVED** – Previous Parish Council Comments - No

Objection – Unanimous

22/01809/CERTP Teazle Cottage The Ridge - *Insertion of bifold door, kitchen window and flush roof lights to rear of property* **LAWFULL**

C) **Appeal**

There were no appeals

229014 Finance

1. Items for payment. Members agreed Items for Payment on Sheet No 6 2022/2023.

Summary of sheet:

Telephone – 62.32

Litter Pick – 65.00

Website – 19.00

Waste Collections – 247.38

Street Light supply charge – 44.19

Room Hire 101.99

Grass cutting – 845.84

Office Electric – 120.14

Audit – 300.00

A full list is available from the Clerk.

2. Bank reconciliation – Members noted the Bank Reconciliation for August 2022. It was agreed that interest rates on the savings account would be checked at the next F & G meeting.

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

4. Annual Return members noted the return of the completed Annual return

229015 Office Alarm

Clerk advised that she had spoken to the current supplier and notice would need to be given 3 months before the contract end date which was May 2023. The equipment would remain in situ. No new equipment would be purchased until required.

229016 Tree Work

Cllr McArdle advised that due to large amounts of dead wood in the WAG a chipper would be required to clear the debris. Although a quote had been obtained, further quotes would be gathered and the cheapest would be used. **Cllr McArdle** advised that the two new benches had been installed in the Quiet Garden, which although was now accessible the formal opening would take place in 2023. **Cllr McArdle** asked the **Clerk** to arrange for himself and the contractor to look at the trees in the area.

229017 Wildlife Allotment Garden

Clerk advised that as she was looking at the 2023/24 budget, the work that takes place in the WAG by the contractor needed to be clarified. **Cllr McArdle** advised that as volunteers now looked after most of the WAG the contractor was not required in that area, however he would be required to continue with his work in the Community Orchard. **Clerk** would advise the contractor.

229018 Update on Traffic Issues

Clerk advised of the actions she had taken at the last meeting. She advised that any resident of the Parish could use the SID but would need to take the training and stay with the SID for the duration of the survey period. The sign at the bottom of Cold Ash

Hill had been reported to WBC and it would be fixed in due course. She had emailed the crash map team for information regarding RTA's on Waller Drive but a time period was required. She would now speak to WBC to find out the complete cost to purchase a flashing smiley face speeding sign and if there were any rules or restrictions for installation. **Clerk** advised she had received a letter requesting the speed limit in Stoney Lane to be lowered; she would forward this to District Concillor Simpson. Details of using the SID would be put on the parish Facebook page.

229019 Cost of Living

Cllr Murray led a discussion regarding the cost of living issue. A discussion took place regarding ways to help and it was agreed to add a page of helpful tips to the Parish Council website. And also the parish Face-book page.

229020 NDP Update

Cllr McArdle updated Councillors on the Neighbourhood Development Plan, the plan would need to be re screened, this could be delayed due to workloads at WBC. There may be some minor changes before the NDP could be put through.

Committee Reports

229021 7th Sept NDP Steering Group – **Cllr McArdle** covered under previous item

229022 Reports from meetings with other bodies

26th August WBC meeting – **Cllr McArdle** covered under item 229020

21st September Community Led Housing webinar 7.00pm – **Cllr McArdle** reported on the recent webinar he had attended. He advised it had been very interesting and would help people wanting to downsize and for starter homes. He advised land could be purchased at agricultural rates if they were suitable for development he also advised there would be access to grants and funding. He suggested that maybe a presentation could be made to the Parish Council going forward.

229023 Councillors Questions

- **Cllr Wilding** asked if the Lawrence's Lane appeal was progressing. **Cllr Murray** advised that it was still in process.
- **Cllr McArdle** suggested that all Parish Councillors should have good knowledge of the NDP to enable them when looking at planning applications.
- **Cllr Murray** advised that the young parishioner who had completed the videos for the NDP, using a drone was including the information in his Duke of Edinburg Award. **Cllr Murray** advised he would be sending a statement regarding the work to assist in the award.
- **Cllr Adams** asked for the Parish Christmas Tree to be added to the next agenda.

229024 Correspondence

A list of correspondence received and sent since the meeting held on 9th August 2022 had been circulated as Information Sheet no6/SEPT 2022 and was noted by Members.

There being no further business the meeting closed at 8.55pm

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

Chairman