



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY, 11th October 2022

Present:

Cllrs Fenner, McArdle, Hanks, Silsby, Clark, Verner & Murray
Clerk L Randall

In Attendance:

Mr Arnold, Mr & Mrs Fastnedge, Mr Broughton, Mr Green, Mr Maltby, Mrs Dion, Mr Walsh, Mr & Mrs Shakespeare, Mr & Mrs Cleator, Mr & Mrs Sayer & District Cllr Simpson.

Public Participation

Mr Sayer thanked the Parish Council for submitting objections to the previous application for St Gabriel's Farm; he had further concerns for the new application and asked the Parish Council to consider these in their discussions. He advised there were no details on how protected species would be protected and he had concerns regarding the road, that would exit at the bottom of Cold Ash Hill, he felt the current traffic projection had been underestimated by West Berkshire Councils Highways Team. He also had concerns on the long term development possibilities.

Mr Sayer also wanted to comment on the proposed development for Greenlands, he felt this would have a major impact on the road network in Cold Ash, he added that he did not think car movements had been fully addressed in the application. At present 30 car movements were expected but that would probably be nearer to 60 and the current road network would not be able to cope. Mr Maltby advised that 30 spaces for parking had been allocated and this would probably lead to 60 movements of traffic, he also felt the developer should not cut back hedges that were not causing sight issues to drivers in Collaroy Road. Mr McArdle felt the key issue with the proposed development was access, he felt density was an issue and 10 houses would be too much. Mr Cleator also added that no allowance had been made on the development for additional parking so any visitors would use the roads around the development.

229025 Apologies for Absence
Cllr Adams, Wilding & Marsh

229026 Declarations of Interest
Cllr McArdle declared an interest in item 229031 planning application 22/01751/FULMAJ Greenlands, and **Cllr Fenner** declared an interest in item 220931 planning application 22/02125/HOUSE Rose Cottage

It was agreed to bring planning forward on the agenda.

229031 Planning Matters

A) Planning Application

Cllr Fenner declared an interest in the following item and took no part in the discussions.

22/02125/HOUSE Rose Cottage Bucklebury Alley -*Proposed detached carport and fitness room. No Objection 3 in favour 3 abstain.*

Cllr McArdle declared an interest in the following item and took no part in the discussions.

22/01751/FULMAJ Greenlands Collaroy Road RG18 9PE - *Full planning application for the demolition of the existing dwelling and outbuildings at Greenlands, and the their replacement with 10no. new dwellings, the formation of a new vehicular access, associated parking and landscaping enhancements. Objection – Unanimous*

- **Overdevelopment of site.**
- **Inadequate parking for amount of proposed houses.**
- **Serious concerns on access and road safety.**
- **Drainage issues.**
- **Impact on neighbouring properties.**
- **Housing not in keeping with design code of emerging NDP**

22/02215/COMIND St Gabriel's Farm The Ridge- *A full planning application to facilitate limited works to: Establish an access way (including a turning head) which links the driveways of the new dwellings created under the parallel Class Q Prior approval application, to the existing approved driveway and access track at the St Gabriel's Farm site. Regularise improved site parking arrangements. Achieve proportionate extensions to some of the limited residential curtilages established for the new dwellings being considered under the Class Q Prior Approval application. Add additional drainpipes to the dwellings being approved under the Class Q Prior Approval application. Site landscaping improvements and sustainable drainage. Demolition of a barn redundant following approval of the parallel Class Q Prior application. Creation of a paddock in place of the redundant barn being demolished. Filling in of two slurry pits and creation of pond utilising remaining slurry pit.*

Standing orders were suspended at 7.30 and resumed at 7.31

Objection - Unanimous

Cold Ash Parish Council would like to object to this application. There have been four 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 requirements. We note that the developers have included artist impressions of what the renovated buildings would look like but this doesn't answer the question around whether they are capable of being converted. Also, it shows how unattractive the dwellings would be, in order to meet Class-Q requirements. Having reviewed the latest

application, we have concluded that there is nothing new in it that would lead us to question our previous decisions. A previous application did include a written report of a visual inspection of the buildings however it was not intended to be relied on and the author 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 continues to be 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.

The Class-Q question is the main consideration at this point however, should this be granted, then our other previous comments should be taken into account.

These relate to:

- Protected species - the application notes that there are protected species on the site but no information is given on how these will be protected
- Access - an agricultural track was introduced a number of years ago, from the bottom of Cold Ash Hill to the site. The proposal intends to update this to provide access to the dwellings, even though the application states there are no new pedestrian or vehicular accesses planned. We strongly believe that this should not be permitted as it would unnecessarily cross green space outside of the village settlement boundary. The address of the site is 'The Ridge' to which there is a much simpler and shorter access route

22/02169/COMIND Land Off Lawrence's Lane Cold Ash- *Proposed change of use from agriculture to paddock land.* **Objection – Unanimous**

- **Cold Ash Parish Council cannot see any real reason for a Change of use request to be submitted.**
Ponies and horses can be grazed on agricultural status land if that is the desire of the land owner as stated.
Inconsistent messaging from developer. Despite the fact that the developer stated in writing that the land would not be used for future development, stables, or offered for purchase to prospective buyers of the new 5-house development, it advertises on its website options to purchase paddock land for selected plots' prior to any approvals being granted
Current track should not to be developed other than to support current agricultural status.

Standing orders were suspended at 19.36 and resumed at 19.37

Cllr Murray added that he had spoken to District Councillor Simpson regarding Land at Summerfields and wanted the following noted he advised that trenches had been dug for drainage on the site and some footings and walls had been built which was not included in the original plans.

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

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

Minutes of Cold Ash Parish Council

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

C) Appeal

There were no appeals

229027 Minutes

Minutes of the Meeting held on 27th September 2022 were approved changes would be rectified. They were be signed by the Chairman.

229028 Matters Arising

- **Clerk** advised she had received information regarding prices for speeding signs and would add that to the next agenda for further discussion.
- **Cllr Murray** advised that he had information on some volunteers to take the SID training he would forward their details to the Clerk.
- **Clerk** advised the flashing sign at the bottom of Cold Ash Hill has now been repaired.

229029 Report from District Councillors

The District Councillors' report had been received by the **Clerk**. A copy was available on request. Matters included were, Cost of Living, Economy and Environment. District Cllr Simpson advised he was looking into Land at Summerfields and also responding to speeding issues from resident.

229030 Clerks Report

- **Clerk** advised that she had received the Tree Report for the areas around the Acland Hall. The contractor would arrange to meet with **Cllr McArdle** to walk the WAG. She was waiting for costings for the work and would add this to the next agenda. She advised that she had received an email from the Tennis Club regarding overhanging trees, the trees in question did not belong to the Parish Council and had been checked by the contractor and deemed safe. **Clerk** would write to the Tennis Club and advise this. The hedge between the Spotted Dog and the Gladstone Lane allotments had become very difficult to cut safely, the contract had recommended that it be thinned out. **Cllr McArdle** would look at the hedge at the same time as the trees in the WAG with the contractor.
- **Clerk** had received two emails asking for contributions to various Charites Councillors asked for this to be added to next agenda where a decision could be made.
- **Clerk** advised that a credit had been made to the bank account from BT for 9.83 **Clerk** advised she would move to the saving pot under the interest cost centre.
- **Clerk** had received an email regarding large lorries using Stoney Lane, **Clerk** would forward to District Cllr Simpson.

Planning had been discussed earlier in the meeting.

229032 Finance

1. **Items for payment.** Members agreed Items for Payment on Sheet No 7 2022/2023.
Summary of sheet:
Telephone – 31.16

Minutes of Cold Ash Parish Council

Litter Pick – 65.00
Website – 4.00
Waste Collections – 63.88
Street Light supply charge – 45.29
Water – 145.26
WAG – 114.85
Hedge cutting – 1950.00
Maintenance – 200.00

A full list is available from the Clerk.

2. **Bank reconciliation** – Members noted the Bank Reconciliation for September 2022.
3. **Payments against Budget** – Members noted the Analysis of Payments Against Budget to Oct 2022.
4. **VAT Return** members noted half yearly VAT return was submitted

229033 **Members Bid**

Councillors discussed the rounds of Members bids and decided at the moment there were no projects ready to bid for. **Cllr McArdle** felt that parishioners should get together and decided on any projects within the Parish. He agreed to speak to some parishioners to see if they wanted to get involved. There were some possible suggestions of a Water supply to the WAG and re location of the basketball hoop in the car park. **Cllr Murray** felt any group should be led by a Parish Councillor. It was agreed to add to the agenda in November.

229034 **Parish Christmas Tree**

It was agreed to have a Christmas Tree for 2022 Christmas. **Cllr Clark** agreed to see if there was a tree that could be used from his farm, if not **Cllr Fenner** agreed to pick one from a local supplier. **Clerk** advised that help would be required for installation **Cllr McArdle** advised the volunteers were available on a Thursday if that date was suitable.

229035 **NDP Update**

Cllr McArdle advised he had not heard back from WBC regarding the rescreening of the NDP. They have written to all NDP SGs to let them know that they are very busy at the moment and advising that there may be delays for c3 weeks. Cllr McArdle advised that if he hadn't heard from them in the next couple of weeks he would chase this up. He advised he had also spoken with the Chair of East Woodhay NDP SG, which has a similar issue on Nutrient Neutrality. He received some good information on how they've addressed the issue, which includes active involvement of their District Councillor, keeping pressure on the District Council, linking up with other Parish Councils in Hampshire that have or are doing an NDP and the need to really focus on post-enactment roles & responsibilities and support mechanisms. East Woodhay was also able to rely mainly on Basingstoke and Deane environmental assessments, which West Berkshire Council has advised could not be done in our case. Cllr McArdle advised that he intends to challenge this once we have the result from the re-screening. Another piece of advice from East Woodhay is that clear deadlines should be set for each stage.

229036 **Committee Reports**

5th October NDP Steering Group - **Cllr Murray** gave a brief update on the recent NDP Steering Group. He advised that the videos of the Parish, that show Local Green space sites and other sites mentioned in the NDP, were now available. He advised the videos were good and will be used to support our NDP and bring to life some of the text. The

videos will be added to the CAPC website. The Recreation Ground video may need some work as it was filmed during the heatwave and the grass is very straw-like rather than green **Cllr Clark** said he may be able to assist with the video.

229037 Reports from meetings with other bodies

28th September Community Forum Downs School – **Cllr Hanks** had circulated a report; he advised the meeting had been good. **Cllr Hanks** felt the Parish Council could work with the children. There was another meeting scheduled for the 8th November.

229038 Councillors Questions

- **Cllr Silsby** asked what was happening with the apple bench in the WAG. **Cllr McArdle** advised that he was still waiting to receive feedback to his article.
- **Cllr McArdle** asked if the proposed firework display was going ahead. **Cllr Clerk** advised the organizer had decided there was not enough time this year.
- **Cllr McArdle** advised he was still trying to repair a footpath but WBC had not been able to supply the material. **Cllr Clark** advised he may be able to help, if not the amount in the budget may be requested to cover repairs.
- **Cllr Fenner** asked if a working group to look at TPO's had been formed but was advised not at present.
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229039 Correspondence

A list of correspondence received and sent since the meeting held on 27th Sept 2022 had been circulated as Information Sheet no7/OCT 2022 and was noted by Members.

There being no further business the meeting closed at 8.45pm

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

Chairman