



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY, 8th November 2022

Present:

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

In Attendance:

Mr Thorley, Mr Lawrence, Mr Piper, Mr & Mrs Shakespeare, Mr & Mrs Neville, Cllr Pike (Thatcham Town Council) & District Cllr Simpson.

Public Participation

Chairman advised the Parish Council that Mr Richard Avens had sadly passed away. Mr Avens had been an active member of the Parish and Chairman of the Parish Council for four years he also founded the Cold Ash Community Partnership. The Parish Council expressed their condolences to his wife and family.

Mrs Shakespeare spoke about planning application 22/02265/FULD Land Adjacent to Pine Lodge advised she had sent a full report of her objections to the Parish Councillors and she hoped all had been able to look at it. She advised that the whole site was in an area of outstanding natural beauty (AONB), she also stated that some of the proposed development fell outside the settlement boundary; the whole site was part of Green Infrastructure. She also advised that the applicant had stated this would be a self-build project. She asked the Parish Council to support her objections.

Mr Neville advised the parish council that he was the owner of Three Ways; in 1955 the then owner of three Ways sold a large parcel of land to the current owners. It had been sold with stipulations that no oak trees should be felled without the consent of the owner of Three Ways and also no more than four dwellings should be allowed to be built on the site, at present there were already four dwellings in situ. Mr Neville felt the proposed application was in breach of the covenants. He had written to all four of the current owners but had not had any responses. He felt the application was in breach of the law.

229049 Apologies for Absence
Cllr Clark

229050 Declarations of Interest
Cllr Fenner, Hanks & McArdle declared an interest in item 229055 planning application 22/02265/FULD
Cllr Verner declared an interest in item 29055 planning application

It was agreed to bring planning forward on the agenda.

229055 Planning Matters

A) Planning Application

22/02265/FULD Land Adjacent Pine Lodge Bucklebury Alley - *Proposed New House* Objection – Unanimous

- 1. This application, which is within the North Wessex Downs AONB, does not meet an identified local need within Cold Ash Parish, and thus is not in accordance with Policy ADPP5 of the West Berkshire Local Plan.**
- 2. This site provides an open green link along the developed area of Bucklebury Alley, acting as a pathway for roaming wildlife, such as Muntjac deer. Any development will remove this link, thus intervening in the passage of wildlife, and would conflict with Policy CS14 of the West Berkshire Local Plan, which states that any proposal should provide, conserve and enhance biodiversity.**
- 3. The development may harm, directly or indirectly, the biodiversity and geodiversity aspects of the site, and, as such, would not be in accordance with Policy CS17 of the West Berkshire Local Plan.**
- 4. As any development would result in the loss of green infrastructure and, as such, would conflict with Policy CS18 of the West Berkshire Local Plan.**
- 5. The development contravenes Policy CS19 of the West Berkshire Local Plan, in that the building mass is overbearing in relation to the site and the adjacent existing dwellings, and is not sympathetic to the existing environment and landscape.**
- 6. The design of this development does not harmonise with the existing landscape features in Bucklebury Alley, and its own urban design is incongruous in this part of Bucklebury Alley, in particular. As such, it is in contravention of Policy C3 of the West Berkshire Local Plan.**
- 7. Considering this application against the Village Design Statement and the Emerging NDP we find too many contraventions and unanswered questions including, but not limited to:**
 - CAP1 – Development outside a settlement boundary – part of the garden appears over the settlement boundary although in some sketches it is shown within and others not.**
 - CAP2- This will be designated as a village Zone and therefore should enhance the existing surroundings but at an appropriate scale for the plot – The current view is that this application is overbearing and too large for that defined plot. In addition, there are too many open questions surrounding the height of the proposed build, its build material and ability to blend seamlessly with surrounding buildings and support the character of the parish. Also, traffic movement – no viable solution is offered to address all questions raised around providing adequate off-road parking for residents, visitors and service vehicles attending the property, especially given its site position on the bend of a busy junction at Bucklebury Alley.**
 - CAP 3 – No SuDs (Sustainable drainage System) appears to have been developed for the proposed development**
 - CAP 6 – No Biodiversity impact assessment, conservation nor plan appears to be offered**

CAP 7 – Given this proposed development is in an AONB area again there appears to be no plan to address or support policy issues for consideration. The preservation of AONB areas, conservation and management plans, plans to address the CROW Act 2000 again is not addressed

22/02441/HOUSE 2 Wansey Gardens Newbury - *Single Storey Rear Extension, Garage Conversion and Porch* **No Objection - Unanimous**

22/02532/FUL 2 Huntingdon Gardens Newbury RG14 2RG - *Garage conversion to ancillary accommodation (Annexe)* **No Objection Provided the extension remains part of the existing dwelling.– 8 in favour with 1 abstain.**

22/02634/HOUSE Oakview Heath Lane Henwick - *Retrospective application to erect 42 Contemporary trellis (40cm in Height) on top of the front, side and part of rear fence; 16 diamond lattice trellis (60cm in height) on top of existing 1.8m high fence to the rear; 6 x 1.8m new contemporary panels and 6 x 40cm contemporary trellis above contemporary panels to the rear. The maximum total height of any part of the fence from outside ground level is 2.4m.* **No Objection - Unanimous**

21/01452/FULEXT AMENDED PLANS Land south of Waller Drive, Manor Park, Newbury - *Full planning application for the redevelopment of the site for 70 dwellings (Use Class C3), public open space, play space, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing structures and removal of existing hard standing.* **Previous Parish Council Comments - NO OBJECTION to development. OBJECTION- UNANIMOUS to access. . Parish Council request Highways to re look at access** Objections 9.11.21 **No Objection to development in principle on this site. However we object to the amended plans for the following:-**

- Removal of Play Area
- Cold Ash Parish Council object to the capping of the contaminated waste. Cold Ash Parish Council request full removal of this waste.
- On further consideration soft landscaping and screening on the northern boundary with Waller Drive, we believe, would be beneficial

26-04-22 Comments - **NO OBJECTION – UNANIMOUS** with the following conditions:-

- Substantial hedge screening for the northern boundary with Waller Drive.
- Cold Ash Parish Council object to the capping of the contaminated waste. Cold Ash Parish Council request a full removal of this waste

No Objections – Unanimous. Provided the Tree Officer is content with the revised soft planting.

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

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

- C) **Appeal**
There were no appeals

229051 Minutes
Minutes of the Meeting held on 25th October 2022 were approved. They were signed by the Chairman.

- 229052 Matters Arising**
- Cllr Pike (TTC) updated the Parish Council on the appeal for the Land at Lawrence's Lane. He advised there were drainage issues which needed to be addressed. Cllr Pike would complete his findings by the 22nd November. The current plan did not achieve the objectives previously issued. The pedestrian access had been removed. **Cllr Murray** felt there was very little detail in the report. **Cllr Murray** would liaise with the officer and the Flood Warden.
 - **Clerk** advised that **Cllr Clark** did not have a suitable Christmas tree for the Parish; she had sent an email to Yattenden estates asking for sizes and prices. It was agreed if no response had been received by the 11th November **Cllr Fenner** would arrange to view trees and purchase one on behalf of the Parish Council. The size agreed was approx. 20ft.

229053 Report from District Councillors
The District Councillors' report had not been received by the **Clerk**.

- 229054 Clerks Report**
- **Clerk** advised that the Parish Council had received a large CIL amount. **Cllr Marsh** asked for CIL to be added to a future agenda.
 - **Clerk** asked if all new Councillors had taken the training offered by BALC. **Cllr Murray** advised he hadn't due to a meeting being on the same date. **Clerk** would forward the link when the training was available again.
 - **Clerk** advised that two antique ends for a bench had been gifted to the Parish Council, a resident had refurbished the ends into a full bench to be installed in the WAG at a cost of 116.00. The Parish Councillors were happy to reimburse the resident from the remaining monies in the WAG cost center.
 - **Clerk** advised she would circulate dates for December for the Parish Councillors to get together.
 - Due to the Chairman and Vice Chairman being unable to attend the remembrance Parade **Cllr Hanks** kindly agreed to represent the Parish Council at the event.
 - **Clerk** advised she had received an email from Downe House School asking the Parish Council to consider letting the school run a circus on The Recreation Ground. It was decided that the **Clerk** would respond and **Cllr Adams** would contact them directly for more information.

*Cllr Hanks left the meeting at 20.25pm
Planning had been discussed earlier in the meeting.*

- 229056 Finance**
- 1. Items for payment.** Members agreed Items for Payment on Sheet No 8 2022/2023.
Summary of sheet:
Wreath – 50.00
Supplies WAG 75.78

Minutes of Cold Ash Parish Council

Street Light supply charge – 41.63

Room Rental – 71.99

Playground Inspections – 96.60

Libraries cont – 2500.00

Grass Cutting – 321.42

A full list is available from the Clerk.

2. **Bank reconciliation** – Members noted the Bank Reconciliation for October 2022.

3. **Payments against Budget** – Members noted the Analysis of Payments Against Budget to Nov2022.

229057 **Dog & Litter Bins**

Councillors discussed the recent increase to the Dog and Litter bin emptying by West Berkshire Council. Although the increase was substantial **Clerk** advised other contractors were still more expensive. It was agreed to reassess the bins within the parish, **Clerk** would forward the map to **Cllr McArdle**, and the **Clerk** would also confirm the date WBC would need to be advised if the Parish Council were happy to continue with new pricing. This would be added to the next agenda for further discussion.

229058 **Elections 2023**

Cllr McArdle asked for clarification on the election process. He was advised that any vacancies were advertised on the website, Facebook and in the noticeboards. There had also been a presentation at the last Annual Parish Meeting. Any election would be run by West Berkshire Council and more information would be available nearer the time.

229059 **Freedom of Information Policy**

Councillors reviewed the policy and next review date would be Nov 2024.

229060 **NDP Update**

Cllr McArdle shared the update provided to CAPC. He covered the notes of the meeting that he had with Bryan Lyttle and Umrah Mahadik and advised WBC had submitted the Cold Ash Parish NDP for re-screening and recommended that a SEA or HRA was not required. The deadline for responses is the 28th November 2022. We have also received the final set of comments from WBC on the NDP document. A quick review showed that we should be able to make the required changes in line with the screening timetable. This means that we should be in a position to proceed to Regulation 14 at any point after the 28th December 2022. Whilst it was agreed that we will be ready to move to Regulation 14 in December, it was agreed that we should delay until after Christmas. There was a further discussion on the readiness to proceed. The position of the steering group capacity was discussed. They now, effectively, have 3 active steering group members plus a consultant. The last time a communication exercise was run there were 7 active members and the event was challenging. It was agreed that the steering group would now pass the responsibilities back to Cold Ash Parish Council. This should provide the breadth and depth to take the NDP forward. The intention is to maintain the steering group team and meetings but convert them to an 'advisory role'. This will enable more detailed discussions to continue, plus continued input from our consultant, that can feed back informally to CAPC. It was agreed that councillors would take over responsibility for being the expert / point of contact on the area(s) they lead on. **Cllr McArdle** asked for all councilors to be up to speed on the NDP document and specifically, their designated topics prior to us

entering Regulation 14. **Cllr McArdle** would advise the **Clerk** the time scales to set up two meetings, one F2F and one via zoom, these would be for all Councillors and members of the Parish. It was proposed that Regulation 14 would commence mid-January 2023. **Cllr McArdle** would present the prerequisites to CAPC and, if commitment is given, the NDP Advisory Group would proceed on this basis and develop the appropriate timeline. **Cllr Murray** advised that he is speaking to other parishes that are developing an NDP and would hopefully set up a forum to share information. **Cllr Adams** thanked **Cllr McArdle** and the Steering Group for their hard work.

229061 **Committee Reports**

17th October F & G working Group Meeting via Zoom – **Cllr Marsh** advised that the budget discussions were ongoing and the savings account and the Charity return would be discussed further. The next meeting of the F & G committee would be in November. 19th Oct & 2nd Nov - NDP Steering Group – **Cllr McArdle** this had been discussed under item 229060.

229062 **Reports from meetings with other bodies**

2nd November Climate Forum – **Cllr McArdle** briefly updated Councillors on the meeting, main topic had been grants that were available to assist with energy costs. The next meeting would be the 7th December.
8th November Downs School – **Cllr Hanks** had circulated a report to all councillors prior to the meeting.

Cllrs agreed to the meeting continuing after 9.00pm

229063 **Councillors Questions**

- **Cllr McArdle** asked if putting a notice in the bulletin regarding the sad passing of Mr. R Avens would be feasible. **Cllr Marsh** agreed to put together some wording.
- **Cllr McArdle** advised that the chickens on the allotments were now shut away due to the outbreak of Avian Flu.
- **Cllr McArdle** advised that the repairs to Johnsons Lane were ongoing. WBC had sent the incorrect material but were sending another load.
- **Cllr McArdle** advised that 6 sheep were now in the empty grazing field. **Clerk** would resend the tenancy agreement to the tenant for completion.
- **Cllr Adams** asked if the NDP document was available on the website, he was advised it was.
- **Cllr Verner** advised that due to signs being placed on Cold Ash Hill the previous week, she had contacted WBC and Thames Water and discovered these had been placed in error. WBC were now taking action against Thames Water.
- **Cllr Fenner** asked if the planning enforcement training was compulsory. **Clerk** advised that two dates and times were available for those that could make it.
- **Cllr Fenner** also asked if the agreed piece on the cost of living crisis could be added to the website.

229064

Correspondence

A list of correspondence received and sent since the meeting held on 11th October 2022 had been circulated as Information Sheet no8/NOV 2022 and was noted by Members.

There being no further business the meeting closed at 9.08pm

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

Chairman