



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY 24th January 2023

Present:

Cllrs McArdle, Adams, Fenner, Marsh, & Silsby
Clerk Linda Randall

In Attendance:

Mr Michalski

Public Participation

Mr Michalski spoke about planning application 22/02756/HOUSE, he asked the Parish Council to support the application, and he gave some background on the proposed development and circulated further information to the Councillors. **Cllr McArdle** asked if the 7 meter gap was to the boundary of the neighbouring property, Mr Michalski advised it was to the wall of the neighbouring house. **Cllr Adams** asked if the gates were solid he was advised they were and the proposed development cannot be seen from the roadside. Mr Michalski advised that due to large oaks on the property the proposed area for the new garage was the best position.

239115 **Apologies for Absence**

Cllr Clark, Hanks, Verner, Murray & Wilding

239116 **Declarations of Interest**

No Declarations of interest

239117 **Minutes**

Minutes of the Meeting held on 10th January 2023 were approved unanimously as a correct record and were signed by the **Cllr Fenner**

239118 **Matters Arising**

- **Clerk** advised the precept had been submitted.
- **Clerk** advised the Charity Return had also be completed and submitted.
- Downe House had been advised that the use of the Recreation Ground could not go ahead due to ground being in use.
- Details of the Members Bid had been sent to St Marks School.
- The Grass cutting contractor had been advised that no further spending would take place in the current financial year.
- **Clerk** had contacted neighbouring parishes regarding dates of THA20 meetings but had received no response.
- **Cllr Adams** asked if deeds and documents held by current solicitors could be

requested and provided so that current Parish Councillors could review them.

239119 **Finance**
Bank reconciliation – Members to note the Bank Reconciliation for December 2022

239120 **NDP Update**
Cllr McArdle took the Parish Councillors through the NDP document. **Cllr Adams** circulated to attendees a paper summarising suggested minor changes to various sections, which were agreed by all councillors (for full details see the minutes of NDP SG meeting of the 1st February 2023). **Cllr McArdle** gave a detailed overview of section 2. **Cllr Marsh** would go through the reference pack and check all links. **Cllr Adams** went through section 4, Spatial Strategy, suggesting various grammar changes and asked for more investigation into the buffer zones and the wording around it. It was agreed this would be discussed at the next NDP Steering Group meeting and then added to the next Parish Council agenda on the 14th February for complete sign off.

239121 **Planning Matters**

a) **Planning Applications**
22/02756/HOUSE Thaxted House Fishers Lane - *To convert the existing integral garage to a study and construct a new single detached garage on the front gravel drive*
Objection 1 abstain, 3 in favour & 1 against:-
Cold Ash Parish Council objects to the new garage, due to over-development of the site and the proximity of the new garage to the boundary of Rowan House.
Cold Ash Parish Council does not object to the conversion of the integral garage.

b) **Planning Decisions**
22/02407/HOUSE 8 Laud Close Newbury - Retrospective application for erection of stepped raised terrace and trellis to rear garden area **APPROVED** *Previous Parish Council Comments - No Objection – Unanimous.*

22/02744/COND Land West Of Heath Lane and North Of, Bowling Green Road, Thatcham, Approval of details reserved by Conditions 5 (Tree protection for spoil disposal) and 8 (Construction method statement) of Approved Application 21/03154/COMIND :Construction of a detention basin with an area of 0.20 hectares and a 0.7m high earth bund to the south of the scheme. Realignment of an existing ditch for 12m into the proposed basin and installation of a bypass structure to facilitate flows in the existing watercourse downstream. A 300mm diameter pipe will convey flows from the basin during flood events to the existing ditch to the south of the scheme before out falling to the existing Thames Water sewer to the southwest. The existing ditch will be regraded from the outlet from the basin to the inlet to Thames Water sewer. The provision of a 3.0m wide access track from Bowling Green Road to serve the Scheme. Removal and deposition and levelling of soil on adjoining land and land north of Tull Way. **APPROVED**

22/02742/COND Land West Of Heath Lane and North Of, Bowling Green Road, Thatcham, Approval of details reserved by Conditions 5 (Tree protection for spoil disposal) and 8 (Construction method statement) of planning permission 21/03135/COMIND – Construction of 2 detention basins located north and south of a proposed access track connected via twin 450mm dia. pipes. The North Basin will have an area of 0.35 hectares and a 0.6m high earth bund and will accommodate a 20m wide spillway and a 20m wide weir. The South Basin will have an area of 0.23 hectares and

a 1.4m high earth with a 20m wide weir to accommodate exceedance flows from the North Basin. and realignment of an existing ditch via a 450mm dia. Culvert. A 450mm dia. pipe will convey flows from the southern basin during flood events to a new cut ditch before discharging into the existing ditch to the west of the site. Flows from the existing ditch eventually discharge to a Thames Water sewer. The provision of a 4.8m wide access track to serve the Scheme. Removal and deposition and levelling of soil on land north of Tull Way and Bowling Green Road. **APPROVED**

Appeals

There were no appeals

There being no further business the meeting closed at 8.45pm

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