



**COLD ASH PARISH COUNCIL**  
**MINUTES OF THE COUNCIL MEETING HELD ON**  
**TUESDAY, 11<sup>th</sup> April 2023**

**Present:**

**Cllrs McArdle, Fenner, Marsh, Verner, Clark, Murray & Wilding**  
**Clerk L Randall**

**In Attendance:**

Mr & Mrs Hammond, Mr Gibson, Mr Broughton, Mr Riley, Mr Dick, Mr Tomkins & Mr Cole.

**Public Participation**

Mr Gibson advised the Parish Council his objections to planning application 23/00565/FUL land adjacent to Greenbanks, he asked if a Parish Councillor had visited the site and was advised one had. He felt that due to the design his privacy would be impacted, the windows on the rear of the proposed properties were floor to ceiling. He had concerns regarding the hedge he felt the proposal to remove part for drainage would also impact privacy. He felt the proposed cladding was not in keeping with the village scene. Mr Gibson asked the Parish Council to support his objections.

Mr Riley also had concerns regarding the same application, with the large windows, also with the impact to traffic and safety on Collaroy Road. He felt the current design was not in keeping with the village scene. There was a covenant on the property allowing only one house to be built and this was already in situ.

Mr Cole gave his issues for the same development this also included privacy issues due to the large windows, drainage due to tree felling that had already taken place, the proposed properties were not in keeping with the village scene. He asked the Parish Council to support the objections.

**239180 Apologies for Absence**

Cllr Hanks, Adams & District Cllr Simpson.

**239181 Declarations of Interest**

**Cllr Clark** declared an interest in planning item 239186 application 23/00416/FUL  
The Old Farmhouse

**239182 Minutes**

Minutes of the Meeting held on 28<sup>th</sup> March 2023 were approved. They were signed by the Chairman.

**239183 Matters Arising**

- **Clerk** advised she had looked at other costs for a replacement noticeboard for Cold Ash Hill; there was not a lot of difference. The

Parish Councillors agreed to replace with the same noticeboard as in other areas.

**239184 Report from District Councillors**

District Councillors' report had been circulated prior to the meeting; items included were: - Planning, Community, Environment, & Economy. A copy of the report can be requested from the Clerk.

**239185 Clerks Report**

- **Clerk** had a new tenant for an allotment in Gladstone Lane who had asked if chickens could be kept. It was decided that the allotment was not really suitable for chickens **Clerk** would advise the tenant.
- **Clerk** advised that the jubilee trees had been vandalised.
- The owner of the bench, that had been removed from the Recreation ground due to health and safety, had come forward and taken the plaque she would consider replacing the bench.
- The tennis refurb date had been moved to the 5th June due to the weather.
- The Watermill production was taking place on the 14<sup>th</sup> June. Clerk would ask for a copy of the risk assessment.

**239186 Planning Matters**

**A) Planning Application**

*Cllr Clark had declared an interest in the following item*

**23/00416/FUL** The Old Farmhouse Stoney Lane Ashmore Green - *External alterations including addition of dormer and balcony and change of use of garage to a separate dwelling.* **No Objection - Unanimous**

**23/00458/HOUSE** Ared Collaroy Road - *Proposed solid roof to existing rear conservatory.* **No Objection - Unanimous**

**23/00565/FUL** Land Adj Greenbanks The Ridge - *Erection of 4 dwellings and associated works.* **No Objection 4 in favour – 3 against**

- **Concerns regarding large windows overlooking properties in Collaroy Road**
- **Cold Ash Parish Council recommended landscaping on Collaroy Road border.**
- **Cladding not in keeping with village scene.**
- **Concerns regarding service access.**

**23/00625/HOUSE** Castle Lane Cottage Johnsons Lane - *Demolition of existing single storey rear extension and erection of 2 storey rear extension to create additional bedroom* **No Objection - Unanimous**

**23/00328/CERTE** Glendale Manor Collaroy Road - *The existing site use for which the certificate of lawfulness is being sought is Domestic Residential Garden use and includes all the land contained within the hatched area on Block Plan and Title Deed* **Cold Ash Parish Council OBJECT Unanimously to this application with the following comments:-**

- B)
- **Outside settlement boundary**
  - **The area should remain an agricultural field.**

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

**23/00161/HOUSE** Oakview Heath Lane Henwick- Installation of an aluminum Pergola (2.9m Wide x 2.75m Deep and 2.4m high) attached to the eastern wall of existing dwelling and on top of existing 30cm high decking. Total height from ground level will be 2.7m High. NOTE - Existing rear boundary height is 2.4M high from previous planning application (Ref: 22/02634/HOUSE) and the boundary has landscaped bushes/trees that will make the impact on neighbouring amenity minimal or no impact whatsoever. **APPROVED** *Previous Parish Council Comments - No Objection - Unanimous*

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

**239187 Finance**

1. **Items for payment.** Members agreed Items for Payment on Sheet No 1 2023/2024.

Summary of sheet:

Room Rental – 90.00  
Telephone/Broadband – 31.16  
Litter Pick – 65.00  
Waste collection – 73.35  
Website - 21.03  
Street Light Maintenance – 381.79  
Supplies WAG – 113.70  
Tree Works Recreation Ground 1320.00  
Printing – 51.13  
Insurance 1770.41

A full list is available from the Clerk.

2. **Bank reconciliation** – Due to not receiving the statements the Bank reconciliation will be added to the next agenda.

3. **Payments against Budget** – Members noted the Analysis of Payments Against Budget to APR 2023.

**239188 NDP Update**

**Cllr McArdle** gave an update on recent meetings of the NDP advising that the focus has been on the activity to support Regulation 14 (pre-consultation) which is due to finish on the 19th April 2023. He advised that the results of the survey would be available after this date. Also, a second meeting has taken place of the Cross-West Berkshire NDP Forum that was set up by **Cllr Murray**. The meeting was also attended by West Berkshire Council's Head of Planning, Mr. Brian Lyttle, who provided his views on NDPs, in the context of the Levelling Up and Regeneration Bill. His views on the Bill and the implications for NDPs were quite negative and, some felt, inaccurate (this view was shared by Deputy Leader of the West Berkshire Council, Graham Bridgeman, who was also in attendance). There was a discussion about the strength of NDPs and whether the effort was commensurate to the benefit, at the meeting. BLs advice was to 'keep calm and carry on'. One of the concerns raised by BL was the amount of effort required to review an NDP, post-implementation. Graham Bridgeman advised that Stratfield Mortimer's experience is that it's significantly easier to carry out a review than to develop an NDP in the first place. **Cllr McArdle** advised that once **the**

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Regulation 14 deadline had expired, the Steering Group would review all of the comments and assess the work required to get to Regulation 16. We should then be able to agree the timescale up to Regulation 16 submission

### **239189 Risk Assessment**

Councillors looked at the Risk Assessment and agreed some slight amendments would be changed, once actioned this would be signed off.

### **239190 Fixed Asset Register**

Members noted the fixed asset register ahead of the Annual Return

### **239191 Annual Parish Meeting**

Members agreed the agenda for the Annual Parish Meeting, **Clerk** would now publish this. Councillors asked that all presentations were sent to the **Clerk** and they would be sent to an agreed laptop user for the meeting.

### **239192 Committee Reports**

15th Mar 23 – NDP Steering Group via Zoom – **Cllr McArdle** This was covered under item 239188.

### **239193 Reports from meetings with other bodies**

28<sup>th</sup> March & 5<sup>th</sup> April NDP F2F & Zoom open meetings This had been covered under previous items.

### **239194 Councillors Questions**

- **Cllr Wilding** asked what the next steps would be regarding the SID training that had taken place. This would be added to a future agenda for further discussion.
- **Cllr McArdle** asked how any councillors that had missed the election deadline could remain as a Parish Councillor. **Clerk** advised they could be co-opted in.
- **Cllr McArdle** apologised to the Clerk for a misunderstanding at the previous meeting.
- **Cllr McArdle** advised that the first baby lamb had been born in the grazing field.
- It was agreed to organise a bottle of wine for the District Councillors as they were both stepping down, this would be presented at the Annual Parish Meeting

### **239195 Correspondence**

A list of correspondence received and sent since the meeting held on 14<sup>th</sup> March 2023 had been circulated as Information Sheet no1/APR2023 and was noted by Members.

There being no further business the meeting closed at 8.47pm

Signed..... Date.....  
Chairman