



COLD ASH PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING HELD ON
TUESDAY 25th April 2023

Present:

Cllrs Adams, McArdle, Murray, Fenner, Hanks, & Verner
Clerk Linda Randall

In Attendance:

[REDACTED]

Public Participation

[REDACTED] read a statement regarding the modification of applications; he advised that over the last 8 – 10 years owners of [REDACTED] had encroached on the byways 5 and 26. Although West Berkshire Council had looked into the matter they had decided it was a neighbourhood dispute. Highways had now recognised the encroachment and were now involved in the request to modify the highway. Residents were working with Highways to ensure access to their properties was fully restored. [REDACTED] advised he understood the Parish Council had a conflict of interest with the matter but asked for the Parish Councils support to restore the highway.

[REDACTED] also spoke to the Parish Council regarding the same matter, he was aware the owners of [REDACTED] had requested a definitive map modification order to the highway. He was opposing the matter due to removing of the hedgerows, [REDACTED] was also liaising with West Berkshire Council regarding this matter, and whether they qualified as sunken lanes or not, they should not be widened. He advised that although no decision had yet been reached, the owners of [REDACTED] and had already started work widening the lane. This matter had been reported and was being investigated by West Berkshire Council, the lane now has a different shape and gravel has already been laid and the banks were now in a fragile state, he advised he could supply picture evidence of this. [REDACTED] also asked for the Parish Councils support in this matter. A resident advised there had already been a modification order since 1995, for the area outside [REDACTED]. The Parish Council were made aware of this by West Berkshire Council. Another resident advised the hedge had been recently planted. **Cllr McArdle** reminded the residents that The Parish Council as a whole did not have a conflict of interest but a member of the Parish Council may have. **Cllr Murray** advised that West Berkshire Council had asked the Parish Council for any information in this matter to be forwarded to them. This was being gathered but not all information had yet been received so at the present time the Parish Council were unable to comment in full. **Cllr Hanks** advised that the matter came under Highways, and all the Parish Council had been asked for is information. At the moment the Parish Council were trying to source information to assist Highways in their decision. It was not the Parish Councils role to make any decision in the matter.

- 239196** **Apologies for Absence**
Cllr Clark, Wilding & Marsh
- 239197** **Declarations of Interest**
Cllr Fenner declared an interest in item 239202 Applications to record widths on Byways Open to All Traffic Cold Ash 5 and 26.
- 239198** **Minutes**
Minutes of the Meeting held on 11th April 2023 were approved unanimously as a correct record and were signed by the **Cllr Fenner**
- 239199** **Matters Arising**
- **Clerk** advised the new noticeboard had been ordered and she had managed to negotiate a better price with the suppliers.
 - **Clerk** advised she provisionally booked the 17th & 18th of April 2024 for the next Annual Parish Meeting. A date would be agreed under her report at the next meeting.
- 239200** **NDP Update**
Cllr McArdle advised that Regulation 14 had now concluded. All surveys were back with various comments; these will be reviewed by the NDP SG and recommendations for any changes will be brought back to the Parish Council. The main points that have been made are around employment in the parish; Downe House School and the Farming/Rural community. Some developers have commented where their sites haven't been selected. Also there were a lot of comments around issues that are outside the scope of the NDP (traffic, Schools, surgeries, etc). Once any agreed changes have been made, the NDP, along with the other necessary documentation, will be submitted to WBC to commence Regulation 16. **Cllr Murray** advised that a checklist against the NDP policies will be developed, to aid planning reviews.
- 239201** **Finance**
Members Noted the March Bank Reconciliation
- Cllr Fenner had declared an interest in the following item and left the room.*
- 239202** **Applications to record widths on Byways Open to All Traffic Cold Ash 5 and 26**
Cllr Murray advised that he had spoken to West Berkshire Officers at length and some residents, **Cllr Murray** requested that any information be sent to the Clerk. The information received had only been sent to the Parish Council last evening so it had not been collated. Messages would be sent to the Bulletin and Facebook requesting for any information. District Councillors had been approached. Once all information had been gathered a response would be sent to Mr. Higgins at Highways. **Cllr Murray** was currently working on the information supplied. **Cllr Hanks** suggested contacting The Heritage Group and [REDACTED]. **Cllr Verner** asked if the records office had been approached. **Cllr Murray** would not be able to use private information but only the information in the public domain. **Clerk** would add the item to the next agenda for further discussion.
- 239203** **Planning Matters**
- a) **Planning Applications**
23/00703/HOUSE Woodside House The Ridge - *Single Storey Extension No*

Objection - Unanimous

23/00672/HOUSE Heywood Ashmore Green - *Conversion of two storey bungalow to two storey house, single storey flat roof extension to the rear elevation and demolition of existing inaccessible garage* **No Objection - Unanimous**

b) Planning Decisions

23/00283/HOUSE Southcote The Ridge -Proposed Dormer Extension To South Elevation (Rear). Modification To Existing Flat Roof On Same Elevation. Blocking Up Of Windows On North Elevation With Insertion Of Velux Roof Windows **REFUSED** *Previous Parish Council Comments No Objection – Unanimous*

23/00096/HOUSE Cypress Farm Bucklebury Alley - Section 73a: Variation of Condition 2 (Approved Plans) of previously approved application 19/02515/HOUSE: Two storey extension to dwelling and partial conversion of outbuilding with garaging to annex. **APPROVED** *Previous Parish Council Comments -NO OBJECTIONS 3 abstain 5 in agreement, with the comments below:-
Cold Ash Parish Council would reiterate condition 4 of the previous application.
Can the planning department consider if there is a requirement for a retrospective application for the dormer window which we believe has already been installed.*

c) Appeals

There were no appeals

There being no further business the meeting closed at 7.40pm

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