



21.5.2025

To: All Members of the Council

You are summoned to attend a meeting **COLD ASH PARISH COUNCIL** on Tuesday 27.5.2025 at **7.15pm** in the Committee Room of the Acland Hall.

Yours faithfully,

Rosie Jardine, Clerk & RFO to Cold Ash Parish Council

Public Participation

There will be 15 minutes at the beginning of the meeting to hear public questions and comments. A member of the public shall not speak for more than three minutes and a question shall not require a response at the meeting nor start a debate on the question.

A G E N D A

25.103 Apologies for Absence

To receive, and consider for approval, apologies for absence and reasons given.

25.104 Declarations of Interest

Members are reminded to declare any interest on any item on this agenda at this point or at any point during the meeting in accordance with Cold Ash Parish Council's Code of Conduct.

25.105 Minutes

To approve and sign minutes of the meeting held on 13.5.2025

25.106 Planning Matters

If members of the public would like to comment on an application, they should check the advice on the West Berkshire Council (WBC) website: <https://www.westberks.gov.uk/planning-application-search>

Town & Country Planning Act 1990, Sch.1, para 8

A Applications

To consider and resolve a response, if appropriate, to the following applications:

JR [25/00436/HOUSE Ared, Collaroy Road - Add cladding on front 2nd level external wall and replacement of the fascia, soffit and guttering.](#)

PA [25/01028/HOUSE Brackenber House, The Ridge - Proposed erection of detached, single storey garden room](#)

B Decisions

To note decisions notices from West Berkshire Council

WITHDRAWN 25/00246/HOUSE Ashness Lodge, Stoney Lane, Ashmore Green - Landscape rear garden, patio, retaining walls, home office/garden room.

WITHDRAWN 25/00444/HOUSE Westrop Farm House, Westrop Farm, The Ridge - Proposed single storey extension, new front porch, amendments to external treatment and fenestration.

REFUSED 25/00691/HOUSE Verona, The Ridge - Proposed single storey side extension following demolition of existing garage. Single storey rear extension. Replace roof tiles. Proposed garden outbuilding. Widen front access and driveway parking.

WBC comment: No information has been submitted to enable an assessment of the impacts of the works on protected species, in particular bats as the site contains features with potential for bat roosting and resting

which would be affected by the proposal. On that basis and having regard to paragraph 99 of Circular 06/2005, the lack of any adequate surveys submitted with the application means that all relevant material considerations have not been addressed in making a decision and it cannot therefore be concluded that biodiversity assets will be conserved and enhanced, contrary to the NPPF and Policy CS17 of the West Berkshire Core Strategy 2006-2026.

CAPC: NO OBJECTION

GRANTED 25/00728/HOUSE, 1 Walters Close - Proposed two-storey side extension following demolition of existing utility room, proposed two-storey front extension and associated alterations

CAPC: NO OBJECTION

APPROVED IN PART and REFUSED IN PART 25/00563/COND Messenger House, Pear Tree Lane, Newbury - Approval of details reserved by Condition Nos. 4 (CMS), 6 (Details of EV Charging), 12 (SuDS), 13 (AMS) 14 (Archaeology Building Recording) of Approved Application 24/01114/FUL : Demolition of existing dwelling and erection of a replacement dwelling with garaging and home offices, together with relocated driveway, parking and turning, associated private amenity space, landscaping, installation of package sewage treatment plant and associated works.

CAPC: not consulted on conditions

GRANTED 24/01222/FULMAJ Woodland Leaves, Cold Ash Hill - Landscape, biodiversity and drainage restoration of the site (with flood risk mitigation), including restoration of historic land contours, installation of holding and wildlife ponds, demolition of current dwelling and garage and erection of replacement dwelling on existing hardstanding tennis court, restoration of coach house, and implementation of a long term environmental plan.

CAPC: NO OBJECTION - No Objection - concerns raised re precedent of development outside settlement boundary, which could weaken the principle in the Cold Ash NDP of presumption against development outside the village settlement boundaries. No precedent being set because this application has a unique combination of factors including the following: - No additional dwelling, 1 property replacing one within the same site. - Unique contribution of the designation of a sizeable tract of land as a Green Space and the resultant benefit to the environment and parish. - The new house would be on a brownfield site (tennis courts). - Significant support from neighbours and residents.

25.107 Recreation Ground Goal Posts

To consider and resolve, if appropriate, repair or replacement of the goal posts.

25.108 CAPC Challenge to the Local Plan

To receive an update and to resolve, if appropriate, next steps.

25.109 Clerk's Payscale

To consider and resolve, if appropriate approval of the Clerk's contracted annual incremental rise from SCP24 to SCP25 from 1.4.2025.

25.110 Lambourn Parish Council Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

To consider and resolve, if appropriate, a response to [Lambourn Parish Council's Strategic Environmental Assessment \(SEA\) and Habitats Regulations Assessment \(HRA\) Consultation](#) as part of the development of their Neighbourhood Development Plan (NDP).

25.111 Low Flying Chinooks

^{PA}To discuss concerns regarding low flying chinooks and to consider and resolve actions, if appropriate.

25.112 Councillor Questions & Reports

To receive questions and reports from Councillors.