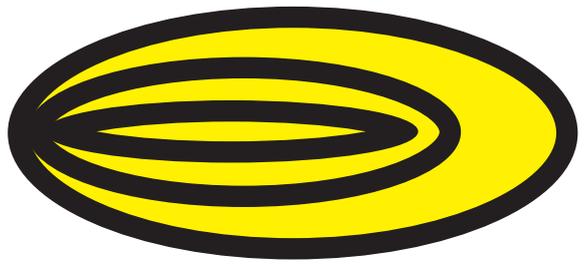


# Hamstead Hornet



Issue no. 71

Hamstead Marshall's online quarterly newspaper  
(copies printed only for those without internet)

September 2014

## Holtwood dog-breeding planning application Inspector grants appeal

“The appeal is allowed and planning permission is granted for the relocation of an existing dog breeding establishment involving the erection of a single storey kennel building, siting of a temporary mobile home, an isolation kennel and ancillary storage building, the use of land as a canine exercise area and associated parking, turning and landscaping at Rickety Gate Farm, Hamstead Marshall, Newbury, Berkshire RG20 0JH”

So begins the 15-page document in which the planning inspector, Chris Hoult, details his decision on Rachel Paul's plan to relocate her dog-breeding business known as Shadowsquad from Burghclere to Hamstead Marshall. The inspector's decision can be read in full on:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=13/01008/FULD>

The inspector addressed the issue of development in open countryside, and the fact that the site lies (just) within the North Wessex Downs Area of Outstanding Natural Beauty, noting that whilst the locality is remote and tranquil, it consists of managed farmland dotted with occasional buildings and scattered housing. Overall, he found the proposal to be no threat of “material harm to the area's tranquillity”.

The inspector gave consideration to the views from Barn House and Holtwood Cottage in Hamstead Marshall, and properties in Gore End including Bridge House. There were not in his view sufficient grounds for objection, given the distances involved and the degree to which the low-rise buildings would be screened by trees and hedgrows.

At the request of the third-party objectors who attended his site visit, the inspector also visited the existing Shadowsquad premises at Ivory Farm, Burghclere, and agreed that expansion on that site was not feasible. He also mentioned in passing that some of the objectors' submissions regarding the management of the existing business “verged on the abusive”, and that his impression was of a business well run.

Increased traffic in the country lanes featured as one of the objections to the plan, but this was found to be no significant threat, being unlikely to exceed six journeys per day.

Regarding the potential for noise and disturbance from the proposed new site, the inspector noted that the adjoining field had for some years been used by Rachel Paul for exercising dogs, with no apparent disturbance to local residents. Light pollution and noise from within the proposed buildings would be controlled by the imposition of appropriate building conditions. Waste disposal would be managed to standards laid down by conditions applying to the permission, to be detailed and enforced by WBC.

The inspector found WBC's grounds for refusal unclear in places, and he was mildly scathing about the council's evidence (or lack of it) of protected species in the area.

The report concludes with a schedule of 15 broad conditions, mostly relating to building materials and standards, lighting, landscaping, parking and turning provision, drainage, a reptile survey and the log-cabin, for which temporary residence is now granted.



X marks the site of Rickety Gate Farm, where Rachel Paul's dog-breeding operation is planned

### Timeline

**1950s Rachel Paul's mother begins the dog-breeding business now known as Shadow-squad at Burghclere**

**29 April 2013 Application ref 13/01008/FULD submitted to WBC**

**15 July 2013 Application refused by WBC. Application taken to appeal under ref APP/W0340/A/13/220 6830**

**7 August 2014 Inspector's site visit to Holtwood, Gore End, and Ivory Farm in Burghclere**

**28 August 2014 Appeal granted**

# What's on in the village

time	day	date	event	venue	more info/booking
8pm	Wed	03-Sep	Mindbender Quiz	White Hart	01488 657545
7-9.30pm	Thu	04-Sep	Circle of Friends	village hall	Sue Watts 01488 658932
2pm	Sat	06-Sep	Flower show and fete	Hazel Paddock, opp Enborne Sch	Dawn Taylor 01635 42006 Penelope Lake 01635 48701
10.30am	Thu	11-Sep	Ladies Who Brunch Michelle Boyt of Butterfly Hats, so wear a hat please	Halfway Inn	£15 Lanie Allen 01488 658168
10am-1pm	Sat	13-Sep	Community market refreshments, tombola, Grow- ing2gether veg and plants	village hall	Sue Watts 01488 658932
8pm	Mon	15-Sep	Parish council meeting	village hall	parish clerk 07974 655 210
8pm	Wed	01-Oct	Mindbender Quiz	White Hart	01488 657545
7-9.30pm	Thu	02-Oct	Circle of Friends	village hall	Sue Watts 01488 658932
10.30am	Thu	09-Oct	Ladies Who Brunch 2nd birthday surprises	Halfway Inn	£15 Lanie Allen 01488 658168
10am-1pm	Sat	11-Oct	Community market refreshments, tombola, Grow- ing2gether veg and plants	village hall	Sue Watts 01488 658932
7.30pm	Fri	31-Oct	Harvest supper & auction Tickets on the door £7/£5	village hall	tell Robin Tandy 01488 658048 by 24th Oct if you plan to come
tbc	Wed	05-Nov	Bonfire party & fireworks with barbecue, bar and best guy competition	village hall recreation field	Sue Watts 01488 658932
8pm	Wed	05-Nov	Mindbender Quiz	White Hart	01488 657545
7-9.30pm	Thu	06-Nov	Circle of Friends	village hall	Sue Watts 01488 658932
10am-1pm	Sat	08-Nov	Community market refreshments, tombola, Grow- ing2gether veg and plants	village hall	Sue Watts 01488 658932
10.30am	Thu	13-Nov	Ladies Who Brunch	Halfway Inn	Lanie Allen 01488 658168
8pm	Mon	17-Nov	Parish council meeting	village hall	parish clerk 07974 655 210
8pm	Wed	03-Dec	Mindbender Quiz	White Hart	01488 657545
7-9.30pm	Thu	04-Dec	Circle of Friends	village hall	Sue Watts 01488 658932
10.30am	Thu	11-Dec	Ladies Who Brunch	Halfway Inn	Lanie Allen 01488 658168
tbc	Sat	13-Dec	Christmas market	Elm Farm	Sue Watts 01488 658932

## **regular events in the village hall**

13.30-16.00 Mons termtime	Oil painting classes for beginners & improvers	Chris Turner 01488 658587
17.00-18.30 Weds termtime	Yoga classes	Inga Craven 01488 658744
weekdays termtime	Little Sunflowers nursery school	Teresa 01635 253201 Trudy 01635 255363

# Planning applications taken from <http://publicaccess.westberks.gov.uk> 2nd September 2014.

To see more details visit this site and search on the application number.

## APPROVED

**ORC Elm Farm RG20 OHR 14/00481**  
Demolition of old cattle buildings and replacement with new, including photovoltaic roof system. Validated March 2014, approved June 2014.

**Nos 5 and 6, Hamstead Mill RG20 OJD 14/00923/LBC2**  
Internal alterations. Validated April 2014, approved June 2014.

**East Gate Cottage RG20 OJD 14/00902/COND2**  
Approval of details reserved by condition 2: material samples, relating to application 13/00395/HOUSE: demolition of existing garage to build gym, outdoor swimming pool, shed, greenhouse et al. Validated April 2014, approved June 2014.

## PENDING

**Enborne Equestrian Centre RG20 OJL 14/00301/FULD**  
Dwelling to replace existing mobile home and

retention of existing mobile home for a further three years. Parish council expressed concerns about height of proposed building, conflict with the Village Design Statement and overlooking of neighbours.  
NB WBC lists this application under Enborne parish, although it is in Hamstead.

**Old Post Office RG20 OHW 14/01808/HOUSE and 14/01810/LBC2**  
New chimney to south-east. Removal of recent chimney in similar location. Validated July 2014.

**No 50 Hamstead Marshall (Craven Hill) RG20 OJD 14/01522/CONDI**  
Materials specification re application 13/1094/HOUSE

## APPEAL GRANTED

**Rickety Gate Farm, Holtwood APP/W0340/A/13/2206830**  
arising from 13/01008/FULD  
See front page.

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## Property estate agents' websites checked 2nd September 2014

**The Granary, Hamstead Mill**  
The tower portion of the mill is offered by Jones Robinson as a three-bedroomed terrace house on three floors at £450,000. It was first listed on Rightmove 14 March 2014.

**West Barn Bothy** in Craven Hill is advertised by Carter Jonas as a five-bedroomed grade-

listed house in one acre of land at a guide price of £1,500,000, and is currently under offer.

**Chapel Cottage** and **Ash Tree Cottage**, both under offer in the June *Hamstead Hornet*, have now changed hands.

Enborne and Hamstead Marshall Garden Society  
30th anniversary

## Flower Show and Fete

2pm, Saturday 6th September  
at Hazel Paddock (opposite Enborne School)

produce display 👍 grand draw 👍  
tea, coffee and homemade cakes 👍  
tombola 👍 and many stalls 👍

## Monthly Mindbender Quiz

at the White Hart

8pm, first Wednesday of the month  
£1 pp entry, all for charity

Eat (if you wish), drink, and answer Stella's incredibly difficult questions.

No prizes, other than a bottle of wine and massive prestige for winners, who get to nominate the charity for the following month, and to choose a special subject on which five questions will be compiled.

**Gifts & promises  
wanted for the  
Harvest Supper  
Auction  
Contact  
Robin Tandy  
01488 658048**

**St Mary's Church, Hamstead Marshall**

## **Harvest Supper**

**7.30pm Friday 31st October in the village hall**

*good food and drink - a chance to meet your neighbours - have a laugh (and a bid) in the auction*

**£7/£5 on the door, but please tell Robin Tandy by 24th October if you are coming.  
If you can offer something for the table, please contact Tricia Tandy on 01488 658048.**

## **Two village road closures**

*Park Lane 8th and 9th  
September;*

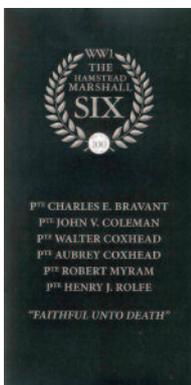
*Irish Hill Road 10th  
and 11th September.*

## **Commemoration**

Jamie Gladstone has researched and published a booklet commemorating the six Hamstead men who died in the First World War.

Its 12 pages describe each soldier's life: his family, his military service, the action in which he was killed and the location of his grave or memorial.

Copies are being delivered free to every household in Hamstead Marshall. Anyone else who would like a copy of the booklet (no charge) should contact Jamie on 01635 44868 or [jamieladstone17@gmail.com](mailto:jamieladstone17@gmail.com)



## **News from Elm Farm**

A fourth land sale has been completed: land alongside the bridle path (including the old hay barn) has been sold to the Frasers, who own the neighbouring property. There are two sales left to be completed. Nic Lampkin reports having had several inquiries, but there are no plans to sell any further plots for the foreseeable future.

**There's a pile of scrap wood behind the building site to which village residents would be welcome to help themselves in a return for a donation – some already have. Notify Pam Tibbatts if you are planning to do this, and access the field only at weekends when no builders are on site. Easiest access is by the gate into the field immediately after the cattle grid on the bridleway footpath to the south of the Dogs Trust buildings.**

Pangbourne Conservation volunteer group is coming on 16th September to do maintenance work on the farm trail in Donkey Field. Village volunteers would be welcome: contact Sally Westaway if interested.

The biomass boiler project awaits the completion of a financial feasibility study with individual property updates, expected this month.

## **Beyond the boundary *news from next-door parishes***

West Berkshire Council has submitted a Development Plan Document (DPD) proposing that the Zippo's Circus site at **Long Copse Farm, Enborne**, be developed to provide 24 caravan plots for travelling show people.

Enborne parish council's response to the Development Plan Document (DPD) can be seen at <http://s3.spanglefish.com/s/154/documents/epc-response-to-dpd-final.pdf>. Parishioners in neighbouring parishes are being encouraged to make their views known by writing to [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk) or Planning Policy Team, Planning and Countryside, West Berkshire Council, Newbury RG14 SLD. Comments, with reasoning, must be in by 10th September.

WBC has approved the reinstatement of an historic entrance to **Benham Valence**, roughly halfway between the present gate on the A4 near the northbound bypass roundabout and the Gravel Hill driveway with lodge and gatepiers further west. The decision is controversial with local residents, who fear a rise in the traffic accident rate.

The Georgian house of Benham Valence was bought by two property developers in 2011. The plan is to turn the mansion back into a private residence, which will use the new driveway. Norsk Data's 1980s office block, long considered an eyesore, is to be pulled down, and a specialist medical park is proposed to one side, with a separate entrance.

**Walbury Computer Group classes** in Kintbury: limited service on Wednesday mornings during September, as one volunteer is still on holiday. Booking through Patricia Poyton on 01488 668901.

**Tea dance at Inkpen village hall**, for singles or couples, Sunday 28th September, 4 till 7pm. Tickets at £7.50 per person from Helen Bates 01488 757918. See <http://inkpenvillagehall.org/> for more details.

## **Hamstead Hornet**

The *Hamstead Hornet* is published quarterly online at <[www.hamsteadmarshall.net/hornet.htm](http://www.hamsteadmarshall.net/hornet.htm)>.

Readers who have supplied their email addresses to the editor receive notification with a link as soon as each issue is posted.

Printed copies are produced only for those with no internet connection.

News stories are updated between issues on <[www.hamsteadmarshall.net/noticeboard.htm](http://www.hamsteadmarshall.net/noticeboard.htm)>.

The *Hamstead Hornet* is edited and published by Penelope Stokes at The Holding, Hamstead Marshall, Newbury, Berks RG20 0HW  
01488 658759 <[admin@hamsteadmarshall.net](mailto:admin@hamsteadmarshall.net)>