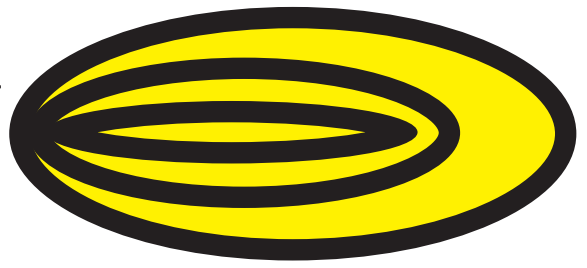


# Hamstead Hornet



Issue no. 77

Hamstead Marshall's quarterly newspaper  
published since 1996

March 2016

## Strong words and sentiments at White Hart meeting

**Strong opinions were exchanged at a meeting at Elm Farm on Thursday, 3rd March, to which villagers were called to save the White Hart from redevelopment into housing.**

The 40 or so attendees comprised the campaign team, the pub's owner Stella Coulthurst and her partner John Trueman, CAMRA representatives, Richard Benyon MP and local residents.

In the chair, John Handy reported that an immense amount of work had been put in by the team against a hard deadline.

Anne Budd reported that applications would soon be submitted for granting the pub status as an [Asset of Community Value](#), and [local heritage listing](#) for the building itself.

Tom Lane and David Harris reported their findings in researching the potential commercial viability of the pub. Several similar rural pubs had been visited, their operators consulted, and the opinions thus garnered were in favour. It was estimated that, well run, the White Hart could generate a turnover of £520,000 to £570,000. Operating profit of between 8 and 10 per cent is the industry standard but, with a leasing rental of £55,000, this would make the enterprise marginal. It would be necessary to acquire the freehold.

WBC's own viability test, details of which are not publicly available, had also concluded that the White

Hart could operate viably as a pub.

John Handy concluded that there were two options for the village:

- 1) to work with the present owner to find a buyer;
- 2) to run the pub themselves.

It was revealed that two mystery benefactors had between them offered £60,000 to the project, but the terms and conditions of the offers (gift? unsecured or secured loan? equity investment?) were not made clear.

Stella Coulthurst was asked about the response to Christie's marketing of the lease. She reported that she had shown 10 interested parties around, but that none had followed up. She queried the team's viability claims on the grounds that finance charges could be as punitive as the leasing rental. She also pointed out that the freehold is not for sale, although she implied that if an acceptable offer were to be made, the sale would be subject to an [overage clause](#).

She also admitted that her own viability test of five years ago had proved wrong, costing her £500,000, as well as £100,000 invested by her partner John Trueman. The so-called "stripping of the kitchen" had involved the sale of some items to pay debts.

Other submissions to the meeting echoed familiar sentiments about what loss of the pub would mean to the village. Richard Benyon spoke briefly at the end, offering support.

John Handy wound up the meeting by asking everyone to complete a slip of paper asking for estimates of practical help and cash investment that each individual might be willing to offer. He also urged everyone to attend the WBC planning committee meeting, now rescheduled for Wednesday 30th March.

March 2011



*Not for the first time... The White Hart came close to redevelopment five years ago. Emotions are running rather higher this time.*

August 2011



# What's on in the village

**Note that the WBC planning meeting to discuss the White Hart application has moved again: this time to 30th March**

10.30 Thu 10 Mar	Ladies who Brunch <i>speaker from local charity</i> £16 (booking essential)	Halfway Inn	Lanie Allen
19.00-21.30 Thu 10 Mar NB date change	Circle of Friends informal ladies' group <i>talk: Sugarcraft with Alicia</i>	Village hall	Sue Watts
10.00 - 13.00 Sat 12 Mar	Community market <i>artisan bread, local produce,</i> <i>refreshments, crafts</i>	Village hall	Lanie Allen Sue Watts
time tba Wed 23 Mar	Garden Society spring meeting <i>Paul Sievers talking about Japan</i>	Village hall	Penelope Lake 01635 48701
probably evening Wed 30 Mar	WBC planning meeting to hear White Hart change-of-use application	WBC chamber Market St	Anne Budd
19.00-21.30 Thu 7 Apr	Circle of Friends informal ladies' group <i>free valuation evening by auctioneer</i>	Village hall	Sue Watts
10.30 Thu 14 Apr	Ladies who Brunch <i>speaker from local charity</i> £16 (booking essential)	Halfway Inn	Lanie Allen
Thu 5 May	Thames Valley Police and Crime Commissioner election	Village hall	01635 519463
19.00-21.30 Thu 5 May	Circle of Friends informal ladies' group	NB at Woodside, because of polling in village hall	Sue Watts
10.30 Sat 12 May	Ladies who Brunch <i>speaker from local charity</i> £16 (booking essential)	Halfway Inn	Lanie Allen
10.00 - 13.00 Sat 14 May	Community market <i>artisan bread, local produce,</i> <i>refreshments, crafts</i>	Village hall	Lanie Allen Sue Watts
19.00-21.30 Thu 9 Jun	Circle of Friends informal ladies' group <i>flower cuttings swap shop</i>	Village hall	Sue Watts
10.00-15.00 Sat 11 June	Community summer market <i>artisan bread, local produce,</i> <i>refreshments, crafts</i>	Elm Farm	Lanie Allen Sue Watts
7.30-22.00 Thu 23 June	EU referendum	Village hall	01635 519463
Thu 23 June	Jazz night in aid of St Mary's Church <i>more details to follow</i>	Park Lodge	Sarah Stevenson
15.00 onwards Sat 9 July	Party in the parish <i>food, bar, games, music, dancing</i>	tba	Katie Wallis

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

13.30-16.00 Mons termtime	Oil painting classes for beginners & improvers	Chris Turner 01488 658587
19.00 and 20.00 Mondays	Suzi Moores' exercise class £5	Suzi Moores 07900 518652
weekdays termtime	Little Sunflowers nursery school (until July 2016)	Teresa 01635 253201 Trudy 01635 255363

# Planning applications taken from <http://publicaccess.westberks.gov.uk> 1 March 2016

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

## Craven Keep RG20 OJQ

15/02723/COND1 validated 14 Oct 2015  
Application for approval of details reserved by conditions 5 - Surfacing of access and 6 - Access construction before development of approved reference 15/01969/FUL: To create a new driveway entrance and remove the existing. Requires the creation of a new entrance onto a classified road.

**Approved 8 Dec 2015**

## Rickety Gate Fm

15/02664/COND2 validated 14 Oct 2015  
Approval of details reserved by Condition 2: Approved plans of Appeal Decision ref APP/W0340/A/13/2206830. Temporary log cabin

**Approved 9 Dec 2015**

## Lamellion RG20 OHH

15/02502/LBC2 validated 23 Sep 2015  
Construction of a greenhouse within the garden, not be connected or adjacent to the house, no demolition will be involved.

**Approved 29 Dec 2015**

## Plumbs Farm

15/03208/COND2 validated 9 Dec 2015  
Application for approval of details reserved by Conditions (13) - Bat box location and type, (17) - Bats no external lighting, (20) - Drainage scheme and (21) - WSI of planning permission 14/03366/FULMAJ

**Approved 28 Jan 2016**

## White Hart Inn RG20 OHW

15/02727/FULD validated 1 Oct 2015  
Change of use from public house (Class A4) to 4 no. dwellinghouse (Class C3) and associated external alterations, landscaping and car parking.

**Awaiting decision** (see front page)

## Rickety Gate Farm

16/00019/COND3 15 Jan 2016-03-01 Approval of details reserved by Conditions 5, Planting Scheme and 9: Arboricultural Statement and Tree Protection Plan, of Appeal Decision ref APP/W0340/A/13/2206830.

**Awaiting decision**

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## Acorn Ridge Cemetery for sale

Acorn Ridge burial site on Redhill, adjoining the village border, is up for sale with Clarke Gammon Wellers of Haslemere. Guide price for the 35 acres is £1,000,000. The website notes that since opening for business in 2008 there have been 131 full burials and 133 ash interments on the site, which has the potential for 30,250. Current gross revenues are quoted as running between £50,000 and £80,000 per annum.

The proposal to create the burial site caused much controversy and opposition in the late 1990s and early 2000s, with local residents fearing contamination of the river Enborne from lightly contained corpses (green burials were proposed, but were not guaranteed to be the only type of burial) and traffic jamming the narrow approach lanes.

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**i** On Thursday 5th May the office of **Thames Valley Police and Crime Commissioner** comes up for election. The present incumbent is Anthony Stansfeld, who was elected in 2012. In August 2015 the office of the Thames Valley Police and Crime Commissioner was congratulated for having spent less than any other such office in England and Wales.

**n** Candidates for 2016 will be announced on Friday 8th April, and Monday 18th April is the deadline to register to vote: visit [www.gov.uk/register-to-vote](http://www.gov.uk/register-to-vote). Hamstead's polling station for this and for the **EU referendum** on 23rd June will be the village hall.

**b** **Little Sunflowers**, the preschool which has operated in the village hall for 10 years, will be leaving the village at the end of the summer term.

**r** In November the parish council heard a presentation from the national sales manager of **Gigaclear**, the company which is operating under contract to Superfast Berkshire to bring fibre-to-the-household broadband to Notspots. He confirmed that Hamstead Marshall is scheduled for connection by the end of 2016. For details of the presentation see [www.hamsteadmarshall.net/parcomins1511.pdf](http://www.hamsteadmarshall.net/parcomins1511.pdf).

**i** Thanks to an unexpected donation Walbury Computer Group volunteers will be back at St Mary's Room from Wednesday 9th March, operating monthly sessions at Inglewood on the first Wednesday of the month. To book a personal tuition session on PCs, tablets and smartphones call Patricia Poyton on 01488 668901. Tuition is free (but small donations are always welcome).

**e** Hamstead Holt Cottage, which used to be within Hamstead Marshall, is being offered for sale by Savills at £1.25million.

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**f**



## Another Chapel Corner crash

On a sunny February morning, the road was dry, and the temperature well above freezing, but yet another east-bound driver took Chapel Corner too fast, spun out of control, narrowly missed an oncoming car and crashed through a hedge and fence into a field. The driver was un-hurt, but the car was a write-off.

The event is all too familiar to local residents, who administered tea and sympathy to the two shocked drivers, but have little expectation of any remedy from WBC highways department, which appears to be at a loss to explain why this happens several times a year.

The same department recently claimed to have fixed the long defunct VAS near Spicer's Pond/Handys, but say that it was almost immediately disabled by some sort of collision.

## St Mary's seeks survival mode

St Mary's Church has been suffering from dwindling congregations and – until recently – has had difficulty in recruiting volunteers to take on the offices of church admin. However, there is now an enthusiastic group of young parents supporting the family service, and the parochial church council has a new treasurer, Sam Keppel-Compton. A new church-warden is expected to be appointed soon.



With congregations sometimes down to single figures, and diocesan charges working out at around more than £500 per service, it is accepted that the status quo is not viable in the long term. Options for the future include becoming a chapel of ease, or being vested with the Churches' Conservation Trust. In the meantime, two services a month continue to be held, and two major fundraising events are planned for the coming months:

### Party in the Parish

**Sat 9 July from 3pm into the evening**

**Afternoon teas, family games, tug'o'war, bar, barbecue, music & dancing**

**Could you give a hand, run a stall, make cakes, scones or donate bottles for a tombola?**

**Contact Katie Wallis by [email](mailto:katie.wallis@hamsteadmarshall.net) or on 07879 884491**

### Jazz Night at Park Lodge

**7pm Thursday 23 June BYO picnic**

**performers tba (see [hamsteadmarshall.net/noticeboard](http://www.hamsteadmarshall.net/noticeboard))**

**£10 suggested donation on entry**



**17-year old Annabel Chaffey from Hamstead Marshall finished fourth in the women's monobob at the Winter Youth Olympic Games in Lillehammer earlier in February.** Having reached second place in the first heat, Annabel clocked 59.14 seconds in the nail-biting second, but was edged into fourth by the winner's 58.73 seconds.

Annabel, who is studying for her A levels at Park House School and hopes to be a barrister, was philosophical about what less than half a second cost her this time, but she is still aiming high, with the Europa Cup and World Cup circuits in her sights: "Hopefully, I will continue my bobsleigh journey into the senior team, but that will be confirmed at selections this summer."

### 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).

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