



## Minutes of the Full Council Meeting

Held on Monday 3<sup>rd</sup> November 2025 in the Wilkins Centre, Compton. Commencing at 7:00 pm.

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**Members Present:** Councillor Dave Aldis, Chair  
Councillor Rebecca Pinfold, Deputy Chair  
Councillor Linda Moss  
Councillor David Sheppard (co-opted Minute 25/114)  
Councillor Alison Strong  
Councillor Sharon Tiller

**Members Absent:** Councillor Jude Cunningham

**Officers Present:** Sarah Marshman, Clerk/RFO

**In Attendance:** Carlyne Culver, District Councillor  
Nigel Foot, Executive Portfolio Holder for Culture, Leisure, Sport, and  
Countryside  
0 Members of the Public

## Minutes

**25/106 To receive apologies for absence from Council Members and consider their acceptance**

Resolved: That the apologies submitted by Councillor Jude Cunningham for the reasons provided to the council were accepted.

**25/107 To receive any declarations of Disclosable Pecuniary Interests, Other Registerable Interests, or Non-Registerable Interests, and to consider any requests for dispensation from Members declaring a Disclosable Pecuniary Interest**

There were no declarations of interest or requests for dispensation.

**25/108 To receive:  
Questions or comments from members of the public regarding items on the agenda  
Representations from any member who has declared an Other Registerable Interest or a Non-Registerable Interest**

There were no questions, comments or representations.

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**25/109 To approve the Minutes of the Full Council Meeting held on 6<sup>th</sup> October 2025**  
 Resolved: Members agreed that the minutes of the last meeting be accepted as a true record. The Chair of the Meeting signed the minutes.

**25/110 To discuss any matters arising from the previous meeting**  
 There were no matters arising.

**25/111 To receive a report from the District Councillor**  
 Recently, the Chair, the Clerk and the District Councillor met with a representative from Connecting Communities Berkshire (CCB) and the Portfolio Holder for Planning and Housing at West Berkshire Council to discuss the Housing Need Survey and development in Compton.

**25/111** Nigel Foot, the Executive Portfolio Holder for Culture, Leisure, Sport and Countryside at West Berkshire Council, spoke about the provision of the Compton Pop-up Library.  
 From April to September 2025, it recorded 398 loans, 74 reservations, and 130 visitors. It may be possible to include access to council services. The parish council was asked to consider costs of £1,150 for the provision of the pop-up library in 26/27.

**25/113 To review the minutes and recommendations from the following committees:**

Committee	Date	Minute Numbers	Recommendations to Full Council
Planning	None		
Personnel	None		

**25/114 To receive an update and review recommendations from the following working parties:**  
 Burial Ground – the Clerk was requested to confirm with the solicitor that the council could proceed with the archaeological survey.  
 Sports Pavilion – the roof has been repaired and panels reinstated around the water tank. £200 for concreting in the end. The Clerk was requested to include a budget line in 26/27 to earmark reserves for a replacement water tank.  
 Village Enhancement – The Clerk was requested to write to the residents on Lowbury Gardens that are adjacent to the Pang watercourse to ensure they are aware of their riparian responsibilities.

**25/115 To consider applications for co-option**  
 Resolved: That David Sheppard be co-opted to the council.

**25/116 Planning Applications:**

**25/116.1 To consider the following new planning applications:**

**25/01628/FUL 1 High Elms North, Aldworth Road, Compton, RG20 6RD - Retrospective approval of detached stables**

Resolved: That an objection be submitted, as given in Appendix 1.

**25/02178/HOUSE Bray Cottage, Cheap Street, Compton, RG20 6QH - Removal and rebuilding of unstable garden wall.**

The council was advised that this application would be withdrawn but has not yet received confirmation of this.

Resolved: The Clerk should contact West Berkshire Council to confirm the application has been withdrawn and to communicate concerns with the construction as it exists, as there is a significant height difference between the previous wall and the one currently being constructed.

**25/02310/HOUSE Woodview, Newbury Road, Compton, Newbury RG20 7RJ - Replacement garage for existing garaging and carport**

Resolved: To submit the following comments:

Compton Parish Council raises no objection to the proposed replacement garage for the existing garaging and carport. However, it requests that, should permission be granted, a condition be imposed to ensure that the building shall not at any time be used as a separate dwelling or for any form of residential accommodation.

**25/116.2 To consider whether to request the District Councillor calls in any planning applications to the Western Area Planning Committee**

There were no applications requiring a call-in.

**25/116.3 To consider whether to refer any planning applications for further response from the Council's planning consultants**

There were no applications requiring referral.

**25/116.4 To receive a report on recent planning decisions taken by West Berkshire Council**

West Berkshire Council has reported the following decisions since the last Parish Council meeting:

- 25/01963/FUL Unit 4 - 6, Old Station Business Park, Compton, Newbury RG20 6NE - Installation of handling units, discharge stacks and associated works. Approved.
- 25/01945/HOUSE Speranza, Downs Road, Compton, Newbury RG20 6RE - Construction of a 3-bay, timber framed detached garage. Approved.

**25/117 Finance:**

**25/117.1 To consider approving the payments listed on the Finance Report**

Resolved: To approve the payments listed in the Finance Report in Appendix 2.

**25/117.2 To note the most recent Bank Reconciliation**

Resolved: To note the bank reconciliation figures as provided in the Finance Report in Appendix 2.

**25/117.3 To receive any reports from the Internal Controller**

The Internal Controller has inspected the accounts to September 2025.

**25/117.4 To note the Quarterly Budget Report**

The quarterly budget report to 30<sup>th</sup> September 2025 was reviewed.

**25/118 To receive an update on compliance for Assertion 10 of the 25/26 AGAR**

The Council reviewed progress towards meeting the requirements of Assertion 10. Members were reminded of the need to complete data protection training, as required under the relevant legislation and sector guidance, to support compliance.

**25/119 To receive an update on vandalism and anti-social behaviour (ASB) in the village**

There were no reports.

**25/120 To receive reports on the following:**

There were no reports.

**25/121 To discuss matters for future consideration or information**

The Clerk was requested to write to the Highways team at West Berkshire Council to ask them to reconsider the termination point of the yellow lines heading south on the Newbury Road.

There being no further business, the meeting was closed at 9:30 pm.

Date and time of next scheduled meeting: Monday 1<sup>st</sup> December 2025 at 7 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_

## Appendix 1: Response to Planning Application 25/01628/FUL

Compton Parish Council objects to the application in its current form due to the detrimental impact of the stables on the character of the area, the setting of nearby heritage assets, and the scenic quality of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Should the officer be minded to approve the application, the Council requests that robust conditions be imposed to mitigate harm and ensure compliance with national and local planning policies.

### Heritage and Landscape Impact

The stables are located in a prominent position within the North Wessex Downs National Landscape and directly opposite the Grade I listed Church of St Mary and St Nicholas. The church is a key heritage asset in Compton, and its setting contributes significantly to the village's historic character.

The structure, as built, is visually stark and does not integrate well with its surroundings. Its proximity to public footpaths and the church makes its appearance particularly noticeable. The materials used - painted blockwork and corrugated roofing - result in a utilitarian form that detracts from the traditional character of the area.

In accordance with the National Planning Policy Framework (NPPF, December 2024):

- **Paragraph 189:** Great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes.
- **Paragraph 213:** Any harm to the significance of a designated heritage asset or its setting must be clearly and convincingly justified.

The West Berkshire Core Strategy reinforces this through:

- **Policy CS19**, which requires development to conserve and enhance landscape character and protect heritage assets and their settings.

The Compton Neighbourhood Development Plan (NDP) also provides clear guidance:

- **Policy C1** requires development to conserve and enhance heritage assets and their settings.

The Council considers that the development causes harm to the setting of the listed church and the wider landscape, and that no public benefit has been demonstrated to outweigh this harm.

### Design and Materials

The current design does not reflect the established character of rural buildings in Compton. The use of exposed blockwork and plastic-sheeted doors gives the building a temporary and industrial appearance, which is not appropriate in this sensitive location.

The Council supports the use of more timber in the construction and recommends that the building be clad in horizontal timber boarding. Doors should be replaced with solid timber alternatives to reduce reflectivity and improve visual quality.

**Paragraph 139** of the NPPF supports refusal of poorly designed development, especially where it fails to reflect local design policies.

This aligns with:

- **Paragraph 139** of the NPPF, which supports refusal of poorly designed development, especially where it fails to reflect local design policies.
- **Policy C8** of the Compton NDP, which requires developments to respect neighbouring properties in scale, siting, style and the use of materials.

### **Use and Vehicle Movements**

The application does not specify whether the stables are for private or commercial use. The Council notes that Highways has requested clarification on this point. Given the site's access via a narrow bridge over the River Pang, the Council is concerned about the potential for increased vehicle movements if the site were to be used for business purposes or more frequent equestrian activity.

To ensure the development remains appropriate to its setting and scale, the Council requests a condition restricting the use of the stables to private/domestic equestrian purposes only.

In addition, the Council requests a condition preventing the conversion of the stables to residential use. The building is not designed or located in a way that would support residential accommodation without significant impact on the surrounding landscape and heritage setting.

### **Landscaping and Screening**

The Council recommends that a native tree and hedgerow planting scheme be secured via a condition to soften views of the building and enhance the landscape character. Screening would help reduce visual impact from public viewpoints and improve integration with the surrounding environment.

This supports the objectives of:

- **Paragraph 189** of the NPPF, which prioritises conserving and enhancing scenic beauty in National Landscapes.
- **Policy C8** of the Compton NDP, which seeks to protect key views and enhance the landscape character of the area.

### **Requested Conditions**

Should planning permission be granted, the Parish Council requests the following conditions:

1. **External Cladding:** All exposed blockwork to be over-clad in horizontal timber boarding.
2. **Doors:** Plastic-sheeted doors to be replaced with solid timber boarded doors or timber-framed doors with opaque timber infill panels, finished to match the cladding.
3. **Colour Palette:** All external trims and rainwater goods to be finished in muted, recessive colours consistent with the approved cladding and roof.
4. **Landscaping:** A native planting and screening scheme to be submitted and approved, with implementation in the first available planting season.
5. **Lighting:** No external lighting to be installed except in accordance with a scheme approved by the Local Planning Authority, designed to protect dark skies.
6. **Use Restriction:** The stables shall be used solely for private/domestic equestrian purposes. Any commercial use shall require separate planning permission.
7. **Residential Restriction:** The building shall not be converted to residential use. Any proposal for residential conversion shall require a separate planning application and full assessment.

## Appendix 2: Finance Report

<b>Status at last bank reconciliation 30th September 2025</b>	
<b>Account</b>	<b>Balance</b>
Unity Trust Current Account	£47,152.79
Unity Trust Savings Account	£78,203.17
Lloyds Multipay Corporate Card	£0.00
CCLA Public Sector Deposit Fund	£25,000.00
<b>Total</b>	<b>£150,355.96</b>

<b>Income received 1st October - 22nd October 2025</b>		
<b>Account</b>	<b>Income Detail</b>	<b>Amount</b>
Current	Interest from CCLA account	£82.74
Current	Pitch hire	£180.00
Current	Refund	£24.00
<b>Total</b>		<b>£286.74</b>

<b>Payments made on Lloyds Corporate Card to be approved</b>				
<b>Method</b>	<b>Date</b>	<b>Payee</b>	<b>Payment Detail</b>	<b>Amount</b>
CC	04-Sep-25	Lloyds Bank	Card fee	£3.00
CC	19-Sep-25	Ebay	Line marking paint	£32.50
CC	25-Sep-25	Amazon	Line marking paint	£53.99
<b>Total</b>				<b>£89.49</b>

<b>Payments from Unity Trust Current Account to be approved</b>				
<b>Method</b>	<b>Date</b>	<b>Payee</b>	<b>Payment Detail</b>	<b>Amount</b>
FEE	30-Sep-25	Unity Trust Bank	Account fees	£6.00
BACS	03-Oct-25	SLCC Enterprises	Training - Practitioners' Conference	£280.80
DD	06-Oct-25	SSE Energy Solutions	Pavilion electricity 01/08/25-14/09/25	£123.25
BACS	10-Oct-25	Staff Costs	Staff Costs/Expenses September	£2,109.94
DD	17-Oct-25	Castle Water	Newbury Lane allotments water Sep	£28.86
DD	17-Oct-25	Castle Water	School Road allotments water Sep	£57.34
DD	17-Oct-25	Castle Water	Pavilion water Sep	£22.20
BACS	17-Oct-25	Volker Highways	Balance of replacement streetlights	£301.39
DD	20-Oct-25	Vodafone Ltd	Phone	£27.09
FEE	31-Oct-25	Unity Trust Bank	Account fees	£6.00
BACS	03-Nov-25	A Councillor	Reimburse training fees	£16.00
<b>Total</b>				<b>£2,978.87</b>

<b>Transfers</b>				
<b>Method</b>	<b>Date</b>	<b>From Account</b>	<b>To Account</b>	<b>Amount</b>
DD	03-Oct-25	Unity Current	Unity Savings	£25,000.00
DD	16-Oct-25	Unity Current	Lloyds	£101.59
<b>Total</b>				<b>£101.59</b>