



SPEEN PARISH COUNCIL MINUTES OF THE FULL COUNCIL MEETING HELD AT SPEEN PAVILION SPEEN RECREATION GROUND ON WEDNESDAY 14TH JANUARY 2026 AT 7PM

Parish Councillors present	Charlotte Winton (Chair), Jaymie Pocock (Vice-Chair), Antony Amirtharaj, Alan Booth, Alex Taylor, Will Russell, Alison Joules, Steph Gardiner & Fiona Worby.
In Attendance	1 Member of the Public
Clerk/RFO	Becki Hannington

Resolution	Item	Action
	<ol style="list-style-type: none"> 1. Apologies for Absence – Cllr Miles, Cllr Gourley, Cllr Gajewski 2. Declarations of Interests – None Declared. 3. Open Session – No members of the public in attendance. 4. Connecting Communities in Berkshire - To discuss the current housing issues in Speen with Connecting Communities in Berkshire's Rural Housing Enabler. <p>Maria from Connecting Communities in Berkshire advised that they work with rural communities to identify local housing need and work with various other parties to seek affordable housing within rural parishes - Generally small sites/developments (3-12 homes) and are currently looking at rural housing needs and where affordable homes are being lost, as rural housing stock is often being lost due to age and owners wanting to refresh and modernise stock.</p> <p>Cllr Winton advised that the recent Lapwing Green development was approved with social housing stipulations but amendments have then made to vary these conditions and these affordable homes are then lost.</p> <p>Maria advised that this is affecting other parishes and areas and Connecting Communities are working with WBC to find providers who specialise in Rural properties to take on these types of properties.</p> <p>Cllr Amirtharaj stated that although these units have been changed to First homes, this scheme is still not accessible for many and he feels that there should be a legal standing for developers to fulfil the affordable housing agreement rather than changing the scheme of these.</p> <p>Maria advised that the type of home sets the parameters for who can access those homes, but with many schemes affordable homes are still being lost, Shared Ownership properties, for example, once the mortgage is at 100% these properties become market homes and are lost from affordable housing stock.</p> <p>Maria advised that 48 rural properties in the parish have been lost between 2011 and 2021 and that one large estate provider has sold off their stock of affordable housing due to the condition of the properties and not wanting to invest in retrofitting and renovating these.</p> <p>Cllr Winton stated that SPC was in support of trying to identify these properties lost from affordable housing and asked the best way to achieve this.</p> <p>Maria advised that a Housing needs survey would be the best way to assess the local need. Connecting Communities would work with SPC to create this and SPC can then distribute to residents for completion.</p> <p>The Council resolved to proceed with a Housing Needs Survey - Clerk to liaise with Maria to organise.</p> 	
	<ol style="list-style-type: none"> 5. Minutes Proposal: To approve the minutes of the Full Council meeting held on 10-12-2025 (draft) 	



The Council resolved to approve the minutes of the Full Council meeting held on 10-12-2025.

Clerk to upload copy of approved minutes to website.

6. Financial Report (Clerk as RFO)

6.1 Bank Balance - To note the bank balance as at 31-12-2025.

The Clerk reported bank balance at 30/11/2025 as £192,341.05.

This was duly noted by all Cllr's.

6.2 December Payments - To retrospectively note payments for December 2025.

All payments made were duly noted by all Cllr's.

6.3 Finance Reports

Proposal: To accept the Finance Reports to 31-12-2025.

The Council resolved to approve the Finance Reports to 31-12-2025.

6.4 Budget v Actual Report

Proposal: To approve the Budget v Actual Report (Q3).

The Council resolved to approve the Budget v Actual Report (Q3).

7. Planning Applications - To consider the following applications and agree comments to be submitted to West Berkshire Council:

7.1 25/02746/LBC – Hare and Hounds Hotel, Bath Road, Speen, Newbury, RG14 1QY

Creation of new link building on existing patio area. Installation of new glazed structure on the raised patio area. Creation of new external Spa area with associated timber screening etc. Reconfiguration of 2 hotel bedrooms in old stable block to form new Spa treatment area.

It was unanimously agreed to return comments of Support to WBC.

Clerk to submit comments to WBC via the Planning Portal.

7.2 25/02824/HOUSE – 51 Brummell Road, Newbury, RG14 1SG

Retrospective: Replacement Garage

It was unanimously agreed to return comments to WBC stating that SPC does not support or object to this application and feel that this is for the case officer to decide upon.

Clerk to submit comments to WBC via the Planning Portal.

8. Planning Decisions - for information only

8.1 25/02249/LBC – The Grange, Speen Lane, Speen, Newbury – GRANTED

8.2 25/02431/HOUSE – 6 Sutton Road, Speen, RG14 1UN – GRANTED RETROSPECTIVE

8.3 25/02482/COND – Land Off Lambourn Road, Speen, Newbury – APPROVED

8.4 25/02257/FUL – Donnington Grove Veterinary Surgery, Grove Cottage – GRANTED

8.5 25/01836/MDOPO – Land Off Lambourn Road, Speen, Newbury - APPROVED

All Planning Decisions were duly noted by all councillors.



9. Grove Road VAS/SID Request.

Proposal: To agree upon location for VAS/SID in Grove Road in order to submit request form to WBC ahead of prices and available options being released later this month.

The Council resolved to defer this item until the next full council meeting so that Cllr Taylor & Cllr Russell can assess suitable locations and provide photographs of these to be discussed by all Cllr's.

Clerk to share available options and associated costs of VAS when received from WBC.

10. Marsh Benham Gate Repair Quote

Proposal: To approve the quotation for the necessary repairs to the large, snapped field gate post at Marsh Benham Recreation Ground.

The Council resolved to approve the quote for the necessary repairs to the large, snapped field gate post at Marsh Benham Recreation Ground at a cost of £585.00 + VAT.

Clerk to instruct contractor to proceed with works as per quote.

11. Speen Pavilion EICR Quotes

Proposal: To approve the quotation for the EICR at Speen Pavilion.

The Council resolved to approve the quote for the EICR at Speen Pavilion at a cost of £200 + VAT.

Clerk to instruct contractor to proceed with works as per quote.

12. Stockcross Recreation Ground Signage- To review current signage warning that dog's must be kept away from the play area at Stockcross Recreation Ground and decide if any further signage is necessary.

The Council resolved not to install any further signage at Stockcross Recreation ground as they feel that there is already more than adequate signage in the area.

13. Policies & Procedures

13.1 Internal Audit Policy

Proposal: To review and approve the latest Internal Audit Policy with revisions (subject to any amendments agreed by the Council).

The Council unanimously resolved to approve the Internal Audit Policy with the agreed revisions.

Clerk to make necessary changes to document.

13.2 Internal Financial Controls

Proposal: To review and approve the latest Internal Financial Controls with revisions (subject to any amendments agreed by the Council).

The Council unanimously resolved to approve the Internal Financial Controls with the agreed revisions.

Clerk to make necessary changes to document.



	<p>14. Smoke Control Zones - To discuss further information received from WBC regarding smoke control zones.</p> <p>The Council resolved to request WBC to consider implementing SCA for Newbury. Clerk to contact Climate Emergency & Environment Health Team to initiate this.</p> <p>15. Future Planning - To discuss ideas for future parish projects to be funded from CiL monies.</p> <p>The Council agreed that looking into the redevelopment of Speen Pavilion to create a more useable community space would be a priority.</p> <p>Clerk to see if any existing plans for the pavilion building are available in archives and find the previous information obtained regarding funding options as well as seeing if it is possible to obtain some ballpark figures for the work as a starting point. To be shared at the next full council meeting.</p> <p>16. Date of Next Meeting - Wednesday 11th February 2026.</p> <p>Cllr Winton closed the meeting at 21:04.</p>	
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<p>Signed:</p>	<p>Name (print):</p> <p>Position:</p>	<p>Date:</p>
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