



Enborne Parish Council

Kim Lloyd -Clerk to the Council

07867 310121

enbornepc@newbury.net

VIRTUAL INTERMEDIATE PLANNING APPLICATION MEETING

MONDAY 4TH MAY 2020 AT 7.30PM.

AGENDA

Present: Cllr. Garrett, Cllr. Leeson, Cllr. Kendall, Cllr. Robinson.

Clerk – K Lloyd.

Members of the Public attending. 2

The Chairman opened the meeting explaining because of Covid-19 and not being able to meet, Enborne Parish Council will be holding remote meetings until we know more. The reason for this 'Intermediate Planning Application' meeting is because of 2 planning applications shown on the Agenda. Both Planning Applications require comments submitted to West Berkshire Council before the next scheduled Parish Council meeting on the 11th May 2020. The Chairman announced that the meeting is being recorded by the Clerk for minute purposes. The recording will be deleted once the minutes are approved.

1. **APOLOGIES.**

Cllr. Ramah and District Cllrs. Cole and Bennyworth said they would try and attend the meeting a little later if possible.

2. **DECLARATIONS OF INTEREST.**

No Declarations of Interest were received.

3. **PLANNING APPLICATIONS.**

The following two planning applications were considered.

20/00850/COMIND - Boames Farm, Boames Lane for Erection of two sheds 30.5m long x 12.2m deep for housing cattle through the winter. <http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00850/COMIND>

The Chairman invited the applicant who attended the meeting to introduce his application. The applicant thanked the Chairman and Clerk for holding a remote meeting for the application. The applicant gave a full explanation of the planning application. After full discussion, the Chairman said he had also been to site and felt no harm would come to any of the woodland trees and supported this application, as long as the West Berkshire Council Tree Officer was satisfied that no trees would be affected. All members of the Parish Council agreed to 'Support' the planning application.

The Chairman thanked the applicant for attending the meeting and for given the reasons on why the application was required.

20/00895/FUL, Vanners Farm, Vanners Lane, Retrospective in part. Creation of a new access to serve existing agricultural buildings and land.

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00895/FUL>

1. Cllr. Leeson raised mixed concerns for the application regarding the advertisements found for business venture on the internet.
2. Cllr. Garrett said no red/orange planning sign was visible on Saturday 2nd May. The current state of maintenance is a huge improvement over the run-down state of the farm house a few years ago. The problems here are however threefold:
 - a. There was originally access to the barns beyond the farm house down a slope next to the farmhouse. The owner has removed the slope and replaced it with a terrace and steps. Very attractive but impractical for vehicular access to the barns. He has got ahead of the planning process and completed this work.
 - b. The owner, in order to supplement his income or offset his costs is advertising the property for holiday/short stay let, sleeping 15. You can book it on Airbnb and booking .com. There have in the recent past been complaints by other households in the street about a party/parties using the refurbished barn to the side of the house for late and noisy gatherings. I think but have not checked that the police have been called on at least one occasion. On the current Airbnb website states these parties are specifically against the rules.
 - c. The planning application is to move or create a second access to the complex further south down Vanners Lane and put in a drive/track to the barns beyond the house. There is however already a gate to the south of the refurbished barn complex. Why does this gate need to moved further south? The plans show what looks like a new parking area adjacent to the refurbished barn. This is not referred to in the planning submission, so its purpose is unclear. In order to accommodate the “new parking area” and new track you have to move the gate to the south. I know that at least one of the local residents has complained to WBC about this ongoing work and I assume this is the reason for the retrospective planning application.

Cllr Garrett said “In my view, the PC should not oppose a legitimate business venture and should support the improvement and maintenance of the property particularly as the buildings are sympathetic to the character of the parish. There are arguably some inherent weaknesses in the lease process the owner is following. How does the owner adequately vet the people leasing the property and how does the owner enforce the rules when the owner is not present?”

On the other hand, the Parish Council does not want to facilitate inadvertently or otherwise the loss of amenity of the other residents of Vanners Lane. Also, the lack of compliance with the planning process, no red/orange planning sign is on display and the retrospective application is noted. The Parish Council ask that the West Berkshire Council planners take into account the legitimate worries of loss of amenity and noise disturbance expressed in the past by local residents, the loss of green field in order to accommodate the drive/track and the “new parking area”.

Considering all the comments raised in the meeting, the Parish Council members agreed to not support or object but to express reservations as above on the application to West Berkshire Council. For the full report of Parish Councils comments submitted, please see the link above.

4. **TO REVIEW THE SCHEME OF DELEGATION FOR PLANNING APPLICATIONS.**

Cllr. Garrett proposed that Enborne Parish Council (EPC) adopt a new planning procedure from the current ‘Scheme of Delegation for Planning Applications’ policy that is in place.

Due to the Covid-19 lockdown and adapting to remote meetings, it was thought and suggested by Cllr. Garrett that EPC hold ‘Intermediate Planning Application’ meetings, for when a planning application is received with a submission date deadline before the next scheduled bimonthly Parish Council meeting.

However, If a planning application submission date is after the next scheduled Parish Council meeting, the planning application would then 'as per normal practise' be considered in the Parish Council meeting. All members of the Council agreed to adopting this new procedure. The current policy will be amended.

5. **NOMINATION OF A PARISH COUNCIL PLANNING OFFICER AS PER SCHEME OF DELEGATION.**

Note: The Scheme of Delegation is published on the Parish Council website for reference.

After holding the discussion under item 5, it was felt with having such a small number of Parish Councillors on EPC, it would not be practical to nominate a Councillor at this stage.

8.45pm Meeting close.