



# Enborne Parish Council

Kim Lloyd -Clerk to the Council

07867 310121

[clerk@enborne.org.uk](mailto:clerk@enborne.org.uk)

## INTERMEDIATE PLANNING APPLICATION MEETING

MONDAY 2 NOVEMBER 2020 AT 7.30PM.

### MINUTES

#### **Present:**

Cllr. Garrett (Chair)

Cllr. Leeson (Vice- Chair)

Cllr. Kendall

Cllr. Ramah

Clerk. K Lloyd

3 Members of the Public attending.

The Clerk announced the meeting is being recorded and the recording will be deleted once the minutes are approved.

#### 1. **APOLOGIES.**

Cllr. James Cole, District Councillor sent apologies.

#### 2. **DECLARATIONS OF INTEREST.**

Cllr. Garrett declared an interest in 20/02274 - Ashbrook Planning Application.

#### 3. **PUBLIC QUESTIONS**

None

#### 4. **PLANNING APPLICATIONS.**

Three Planning Applications were considered.

**20/02039/FUL Land West of Pumping Station., Enborne Row. Wash Water.** Construction of stabling and hard standing. Change of use of agricultural to a mixed agricultural/equestrian use. Soft landscaping scheme.

The Parish Council members Object to this Planning Application, after a full discussion the following response was submitted to the Planning Officer in West Berkshire Council.

.....This has been a sensitive site, and notorious to Parish Councillors for some time. Councillors complained about the use of the site as a dump as recently as April 2019. Had a RED Planning Sign been posted at this site we would surely have noticed. Many of us live nearby and regularly pass the site.

Public response on this planning application has been slow and late. The WBC Case Officer has refused any extension to the period of public consultation and attests that two RED Planning signs were posted to the applicant's agent and that therefore WBC have fulfilled their statutory commitments. In addition, proof of the Red sign in situ (presumably a photograph) was received from the agent thereby proving the red sign had been posted. We find it curious that the

Red sign has disappeared. The site is in a rural location on a relatively fast road, an unlikely site for random vandals and childish pranks.

Nevertheless, Enborne Parish Council wish to take this opportunity to **OBJECT** to this planning application.

On the face of it, a stable block for children's horses sounds like a marked improvement on the present unmaintained/tip state of the land in question. However, as Parishioners have pointed out in numerous letters to WBC planning there are a variety of facts and issues which should be considered and perhaps shed a different light on the consequences of granting this application:

- This land was promoted for a change of land use to residential and mixed use with potential for up to 10 residential units for the ongoing/recent HELAA process. Presumably, it was promoted by the current landowner. No doubt WBC will know the identity of the promoter. We also understand that **this proposed land use change has been rejected by the planners.**
- If this change of land use is approved and the stables built the site will automatically become a brownfield site. Planning rules for brownfield sites are significantly different and the land can be promoted for housing development ahead of greenfield development. We should not forget the recent legislation proposed by the government which will likely relax planning rules for brownfield sites.
- According to the design and access statement, the stable block proposed will consist of two stables to house 2 children's riding ponies of between 11 and 12 hands together with a tack room and feed store.
- The applicant has an address at 10 Bashley Road Park, Park Royal, London and we do not know how he is connected to West Berks or the parish or how he proposes to overcome a variety of livestock welfare issues:

River Enborne is not a reliable source of water for the horses. The river is prone to run dry in times of drought as well as flood in times of heavy rainfall. So, cannot be relied upon to support the horses. A supply of fresh water would therefore need to be installed and that should be part of the application.

- The site will have no access to mains water. Horses need to be watered daily. Are they going to draw water from the River Enborne which borders the site to the south?
- DEFRA guidelines state that each horse needs 0.4 hectares. The total site is quoted as being 0.37 hectares, less than 0.2 hectares per horse.
- Do they propose to drive from London daily to look after and exercise these horses?
- Waste management is another sensitive issue given the site's proximity to the River Enborne and Thames Water's drinking water extraction borehole.
  - Slurry leaking into the river will be carried downstream where a number of gardens are vulnerable to flooding.
  - The application mentions a skip for manure, to be emptied by a local farmer. Govt guidance states it can only be disposed of without a licence if it is going to be used as a soil fertilizer. The application does not mention contaminated/soiled horse bedding. There is a distinction made between this and horse manure in the DEFRA guidelines. Solid waste can only be disposed to a licensed facility.
- Road safety:
  - The entrance to this site cannot be seen by traffic approaching from the east until virtually upon the entrance. It is a CONCEALED entrance. Anyone who has ever dealt with horses and especially with the proposed use of children's ponies, will know that this would be hazardous to both road users and riders.
  - The road itself is subject to the national speed limit of 60mph and is a very straight road with high traffic speeds.

**20/02274/HOUSE Ashbrook, Enborne Row** - Formation of single-story kitchen extension to rear with associated internal alterations.

(Cllr. Garrett moved to the Zoom waiting room)

The members of the Parish Council agreed to No Objections for this Planning Application.

(Cllr. Garrett re-joined the meeting)

**20/02322/FUL - Boames Farm, Boames Lane** -Erection of two sheds for housing cattle during winter.

The Parish Council members submitted the following response to the case officer in Planning at West Berkshire Council.

.....The Parish Council members expressed unanimously its strong SUPPORT for this application, noting in particular the improvements made to the previous application, 20/00850/Comind, in regard to woodland protection and expansion.

#### 5. **BASINGSTOKE AND DEANE LOCAL PLAN UPDATE CONSULTATION**

The consultation documents are available to view on the council's website at

[www.basingstoke.gov.uk/Issues-and-Options](http://www.basingstoke.gov.uk/Issues-and-Options)

The Clerk received a consultation which was forwarded onto the members of the Parish Council.

Cllr. Garrett said everyone living on Enborne Row knows that a promoter has put forward a proposal to change the land use from agricultural to residential and mixed development.

The Parish Council received notification, but no one in Enborne Row has been notified and asked to comment.

A remote meeting has taken place with the residents and letters of opposition are being organised. The local District Councillors have been contacted and asked to oppose it.

The Parish Council members were in agreement to submit the following response to the Basingstoke and Dean Planning Policy Team

.....Thank you for the opportunity to comment on the changes to land use promoted in your SHELAA document of Sept 2020.

We will restrict our comments to the proposals for the land at Common Farm in the Parishes of East Woodhay and Highclere (ref no. EW008). Basingstoke and Deane planners indicate the site is 21.7ha and estimate it could accommodate 434 houses.

Enborne, although on the south west flank of the Newbury conurbation is predominantly rural. The majority of residences in the Parish of Enborne are concentrated in the south east of the parish close to the proposed Common Farm change of Land Use. Some 20+ of these residences back onto the River Enborne and Common Farm and share the river flood plain with Common Farm. To say that these residents are extremely concerned about these proposals and their potential to increase the risk of flooding to their properties (both the frequency and height of the inundation) is to severely understate their dissatisfaction with the proposals.

Your documentation indicates you are aware of the flooding issues and as you say the areas of the site classified as Flood Zone 1 are low lying. We would say it is extremely low lying to the extent that on the ground one cannot distinguish the Zone 2/3 areas from Zone 1. We believe it would be extremely unwise to rely entirely on the Environment Agency and Government maps to distinguish areas at risk of flooding or not flooding. Add to this the impending impact of Climate Change on our weather and it is inevitable that floods will be more frequent and higher to the extent that much of "low lying" Zone 1 will be inundated and the properties on the north bank (Enborne residents properties) will be put at risk of flooding.

Other negative issues we can see with this proposed change of land use and the consequent building of houses:

- We can characterise 430 houses as an estate.

- An **estate** with street lighting will be placed immediately adjacent to the Chase which is within the AONB. Imagine the light pollution.
- Loss of the wildlife fairway from the Chase to the north
- Reduction in wildlife diversity along the River Enborne
- Traffic and traffic safety issues resulting from the ~800 extra cars, not least the added difficulties for our Parishioners trying to turn south from Enborne Row onto the A343 at a notorious junction with limited sightlines to the south
- Inadequate infrastructure, along with oversubscribed schools, doctor's surgeries and services affecting both Enborne Parish, West Berkshire, Highclere, East Woodhay and North Hampshire
- The sands and gravels currently protected by mineral safeguarding and which underlie much of the farm will be covered in permanent houses and roads. This will further have the adverse consequence of reducing access for precipitation to substrate storage speeding the runoff into the river, thus increasing flood height.

Finally, the Councillors here have recently been briefed upon the Governments proposed changes to planning laws. We perceive that planning laws may change while the SHELAA consultation and deliberation process is ongoing:

- Currently, a decision to change the land use as promoted would not grant a presumption that planning is approved. The merits of and objections to a proposed development plan would still have to be assessed rigorously at the planning application stage.
- A change to planning laws as mooted in the Government's recent white paper would change the situation so that a change of land use, incorporated in the SHELAA now, will confer a presumption of approval on the subsequent planning application, thus limiting the planners statutory rights to reject the application.
- There is a huge risk that this request to change land use, if allowed to proceed any further, will so to speak "fall through the crack caused by the change in planning laws" and be approved without the scrutiny of the long term consequences and ramifications it deserves.

It is the strong **recommendation** of Enborne Parish Council that this **promoted** change of land use from agricultural to residential and mixed development **is not approved**.

**The Meeting ended 8.10pm**

**Planning Applications, Appeals and Enforcement Notices  
for consideration at the Parish Council 2 November 2020**

Planning applications can be viewed by members of the public on the West Berkshire Council's website

[West Berkshire Planning Applications On Line Simple Search Link](#)

**Planning applications for consideration at meeting**

Reference	Type	Location	Description	Observations
20/02039	FUL	Land West Of Pumping Station, Enborne Row, Wash Water	Construction of stabling and hard standing. Change of use of agricultural to a mixed agricultural/equestrian use. Soft landscaping scheme.	Object
20/02274	House	Ashbrook Enborne Row Wash Water	Formation of single story kitchen extension to rear with associated internal alterations.	NO Objections
20/02322	FUL	Boames Farm Boames Lane	Erection of two sheds for housing cattle during winter	Support

**West Berkshire Council Planning Application Decisions and Planning Inspectorate Appeal Decisions**

Reference	Type	Location	Description	Decision
20/01793	House	Church Farmhouse, Enborne	Proposed single storey extension to party barn within curtilage of Grade II listed farmhouse. Section 73A application for variation of condition 2 of planning permission 18/01149/HOUSE.	Granted
20/01790	LBC2	Church Farmhouse, Enborne,	Section 19: Variation of Condition 2 (Plans) and Removal of Conditions 3 (Materials) and 4 (Windows) of previously approved application 18/01150/LBC2 - Proposed single storey extension to party barn within curtilage of Grade II listed farmhouse.	Granted
20/01622	House	Fairlawns, Enborne Row, Wash Water,	Reconstruction and extending of the existing single garage and car port into a double	Refused

**For Information**

Reference	Type	Location	Description	
19/00156/02	COUL	Land To The West Of The , Pumping Station South Of, Enborne Row, Wash Water Newbury Berkshire	NATURE OF COMPLAINT: I am a Councillor on the Enborne Parish Council and a resident of Enborne Row and would like to bring to the attention of the council the state of the land/field to the west of Enborne Row. The land is situated between the road from Enborne Row to Ball Hill	Enforcement Enquiry Closed

End