



# Enborne Parish Council

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## MINUTES of the Meeting of Enborne Parish Council

21 January 2025

The Falklands Cricket Club, Enborne Street, Enborne RG14 6TW

### Present:

Cllr. Val Bolan (Chair)

Cllr. Peter Tompkins (Vice-Chair)

Cllr. Chris Garrett

Cllr. Giles Whitefield

Parsh Clerk: Mrs Kim Lloyd

District Councillor: Cllr. Tony Vickers

Public: 8

### 1. APOLOGIES FOR ABSENCE

Parish Cllrs. Sam Dibas, Cllr. Natasha Kendall and District Cllrs. Dennis Bennysworth and Denise Gaines sent apologies.

### 2. DECLARATIONS OF INTEREST ON AGENDA ITEMS

All Councillors declared an interest in the setting of the Precept, Item 8.

### 3. PUBLIC PARTICIPATION

One parishioner asked Parish Council to investigate how many Enborne Parishioners use the amenities of the Parish Councils chosen donations paid in 2024. The Clerk will request data and this will be presented in the Annual Parish Council Meeting in May.

### 4. MINUTES

The Minutes of the Parish Council meeting held on 4 November 2024 was approved to be a correct representation of the meeting.

### 5. PLANNING APPLICATIONS

The following new planning applications were considered.

Cllr. Tompkins abstained on all planning application to consider.

- [24/02608/HOUSE](#) Crockham House Church Lane Crockham Heath Newbury RG20 0JY. Replacement garage with home office above and solar panels on the roof. The Parish Council **resolved** to no objections.
- [24/02326/FULMAJ](#) Land South of Church Close Church Lane Crockham Heath Newbury. Part retrospective planning permission for 3 mobile wooden field shelters and 1 non mobile, open sided, roof shelter within the 12.5 acre field. The Parish Council **resolved** to no objections.
- [24/02657/HOUSE](#) Enborne Street Farm Enborne Street Enborne Newbury RG20 0JP. Proposed two-bay oak framed tractor store. The Parish Council **resolved** to no objections
- [24/02626/HOUSE](#) Glebe House Enborne Newbury RG20 0HD. Garden room. The Parish Council **resolved** to no objections.
- [24/02795/HOUSE](#) 55 Middle Close Newbury RG14 6HB. Proposed single storey rear extension with associated alterations. The Parish Council **resolved** to no objections.
- [24/01761/HOUSE](#) 3 Spring Gardens, Newbury, RG20 0PR. Replacement steps from garden to patio. The Parish Council **resolved** to no objections.
- **ADJACENT PARISH** [24/02370/FULMAJ](#) Fishery Cottage Hamstead Marshall Newbury RG20 0JD. Section 73: Variation of Condition (2) Approved Plans of previously approved application 23/01928/FULMAJ - Demolition of current dwelling to be replaced with larger dwelling, to provide storage space near the house. Demolition of the existing barn to be relocated and replaced with a smaller barn, separate for mini diggers and equipment to maintain the riverbanks. Shortening of Fishpool. The Parish Council **resolved** to no objections.
- **OUT OF THE DISTRICT PLANNING APPLICATION** [BDBC: Ref 24/02968/PIP](#) Basingstoke and Deane Borough Council, Land Adjacent to Yew Tree Garden Centre, Hatt Common, East Woodhay, Hampshire. Application for permission in principle for the development of a minimum of 2no. dwellings and a maximum of 4no. dwellings. The Parish Council **resolved** to no comment at this stage.
- **For information only**  
**ENFORCEMENT ENQUIRY NUMBER: 24/00597/02COUL**  
SITE: Land Adjacent to The Paddocks, Enborne Street, Enborne, Newbury RG20 0JP  
{Note: No further reports on publishing agenda}

#### 5.1 To receive reports of recent planning decisions taken by WBC

- [24/01910/COND](#) Land West of Pumping Station, Enborne Row, Wash Water, Newbury. Application for approval of details reserved by condition 11 (Contaminated Land) of approved 22/01899/FUL- Change of use of land for 2 Gypsy/Traveller pitches

comprising the siting of 1 mobile home, 1 touring caravan, and the proposed erection of 1 dayroom per pitch. **Refused**

**Action:** Cllr. Tony Vickers will clarify the conditions of this application to Parish Council.

- [24/01828/HOUSE](#) Poplars End, Andover Drove, Wash Water, Newbury RG20 0LZ. Construction of a rear roof dormer extension with the addition of five rooflights to the roof slopes. **Granted**
- [24/02083/HOUSE](#) Siesta, Enborne Row, Wash Water, Newbury RG20 0LX. Orangery to replace existing conservatory, Porch to replace front loggia. **Granted**

## 6. WEST BERKSHIRE COUNCIL LOCAL PLAN 2022-39 - POLICY RSA25 PLANNING APPLICATION [23/02596/FULMAJ](#) LONGCOPSE FARM USE OF LAND FOR THE SITING OF 24 TRAVELLING SHOWPERSONS PLOTS

Cllr. Tompkins reinstated his declaration of interest that his family own adjacent land to this proposal.

Cllr. Tompkins reported on the further WBC Local Plan Consultation which is open until 31 January to make comment on the modifications to the emerging local plan following comments made by the Planning Inspector.

Following the Inspectors hearing when Parish Councillors attended to speak out of the objection on RSA25 inclusion in the local plan, the Inspector asked WBC to remove the reference to WBC own evidence shown for the need to provide the proposed 24 plots. The Inspector asked WBC to provide a site justification for the site.

All references to gypsy travelling references were also removed in the draft local plan.

However, the need of RSA25 for 24 plots was still allocated in the local plan to address the concerns of the Zippo Circus show persons requirements.

The Parish Council had then agreed following the previous meeting to instruct Irwin Mitchell their legal representative to send a letter to WBC to emphasise once again that this site has no evidence for need.

The Parish Council agreed that a statement will be sent to all parishioners that showed an interest in this proposal explaining what stage the local plan is at, what action EPC has carried out and referencing the latest consultation of modifications. The Parish Council are waiting on the latest representation from Irwin Mitchell to WBC challenging the soundness of policy RSA25 before finalising this statement. The Parish Council will then agree to the final statement via email and circulate.

Regarding the latest update of the planning application [23/02596/FULMAJ](#). Additional drawings/amended plans for this application had been received on 26/11/24. This was a response from the applicant to the Environment Agency and Tree Officer and a Site Layout Plan with amended landscaping.

It was said from District Councillors previously that this application will not be considered by Western Area Planning Committee (WAPC) until more is known of RSA25 allocation in the local plan. Cllr. Tompkins asked how this proposal could even be considered when a 'change of use' is needed initially before any considerations to conditions of the proposal could be determined.

It was reported that an online meeting (for information) for Parish/Town Councils to listen to the proposed modifications in the emerging local plan had been arranged by WBC on Wednesday 22<sup>nd</sup> January. Only Councillors are invited excluding members of the public.

## **7. FINANCE**

### **Income and Expenditure**

The Payments were approved along with the Bank Reconciliation to 1<sup>st</sup> December 2024

7.1 It was agreed by Parish Council to continue the membership with Local Charity CCB Connecting Communities in Berkshire for 2025 for an annual fee of £35

7.2 The 2024 newer NALC version of the Financial Regulations for 2024-2025 was adopted.

7.3 The revised Asset Register 2024-2025 was adopted.

## **8. BUDGET 2025-2026 AND PRECEPT**

The budget was approved for 2025-2026.

A discussion then followed on setting the precept, the previous three years were reviewed of the running budget. It was raised that EPC have not been asking for the full budget expenditure from the precept over the last three years. This was because EPC had high reserves because of the Waterman bequest left to the Parish. During previous precept discussions it was agreed not to spend the bequest funds on the running budget. (see Reserves on Budget Appendix 2).

The Waterman bequest was noted that it was left to aid the maintenance of the Enborne Church. This reserve was previously allocated to the Solar Farm because it was agreed at that time not to spend it on the running budget. It was also thought at that time the fund could generate more interest from a solar farm than at that time in the Newbury Building Society. However, Parish Council agreed that the bequest needed a full review if a proposal was brought forward to spend some of the Waterman Fund. It was noted that some of the funds had already been spent from a past council.

After further discussion regarding the reserves, it was agreed to keep the reserves as they stand and to ask for the proposed budget, that is £15,993.

Parish Councillors agreed apart from Cllr. Garrett who proposed to increase the precept by just 3% and use some of the reserve funds towards the running budget in mind of the current climate of inflation increases everywhere else on parishioners.

Cllr. Tompkins proposed and Cllr. Bolan seconded the Precept request of £15,993,00 which equates to £41.83 per year for a band D Household, an increase of £15.75 from the previous year. A copy of the full Budget will be shown on the Enborne Website as shown in Appendix 2. Cllr. Whitefield was in favour. Cllr. Garrett voted against.

The Clerk clarified that every quarter the budget vs expenditure is reviewed, the reserves could be reviewed at that time, if any Cllrs would like to review the reserves before the quarterly budget review, please contact the Clerk to make an agenda item with proposal.

## 9. BORNE COPSE AND LITTLE BONE, CEMETARY REQUEST FROM NEWBURY TOWN COUNCIL

Parish Council received an email 13/11 from the Chief Executive Officer (CEO) at Newbury Town Council (NTC) making EPC aware of a plot of land being made available in Enborne Parish. NTC are interested in acquiring this land for a new cemetery, Newbury is nearing burial capacity, and they are currently looking for suitable land to acquire for a new cemetery. Since the email, the Clerk met with the CEO who said to shelf this proposal for now until he had received more financial information on the matter of buying land.

Enborne Parish Councillors mooted that a public parish consultation would need to be carried out if EPC are approached again about this matter as it was assumed that NTC are suggesting a shared burial ground involving financial implications.

## 10. CLERK'S REPORT

- The Clerk reported that a further email on 02/12/2024 from the Parishioner who requested Subject Matter Access (SMA) was received who had requested an apology. The SMA was dealt with and since had been closed. The Clerk followed this recent email up with the WBC Monitoring Officer (MO).
- The Parish Council asked the Enborne Parish Field Charity Trustees to provide an update on its progress. See Appendix 3 for the full report.
- The Parish Council agreed that it would be good to meet with WBC MP Lee Dillon who has been asking via ward members if Parish Councils would like to arrange a meeting with him.
- The Clerk reported that she is looking into Accessibility for the Enborne Website
- The Clerk, Cllr. Bolan and Cllr. Garrett are meeting on 28/01 to look at the Parish noticeboards in situ to discuss what is needed. The Clerk reported that when WBC send information notices for Clerks to publish it is very difficult to print due to the heavy colour designs. Most Clerks work from home with small expensive colour ink printers that becomes costly to the parish to print. If WBC could post notices to Clerks, this would be helpful.

**Action:** District Cllr. Vickers said he would speak to WBC officers about this matter.

## 11 COUNCILLORS' REPORTS

### 11.1 Reports from Ward Members

Email Parish Report 13/12/2024 from Cllr. Dennis Bennysworth (shown on website)

Cllr. Vickers provided a verbal report in the meeting

*Some of the Matters arising:*

Government asking for more housing need

A new local plan will need to be looked at in 2026 due to new changes in housing need.

Local Authorities being discussed to merge into one

## **11.2 Reports from Councillors**

Cllr. Bolan attended the WBC Town Climate Forum on 15/01. It was noted that The Living Rainforest is about to raise funds to rebuild in 2030 and are going to raise the canopies so the trees can grow higher. The Kennet and Avon Canal project Towpaths is 90 miles long and are doing an upgrade, raising funds with Greenham Trust to work on moving east of Newbury. They will eventually come into Enborne direction, at some point EPC might want to support them and find out more.

Enborne Headteacher reported to Cllr. Bolan that when Parents drop off and pick up their children it is dangerous. A footpath is needed along this road. It was reported that WBC were looking into this matter but the last communication with them was that they couldn't give aid at this time.

## **12 FUTURE AGENDA ITEMS**

- Website Accessibility
- Enborne School Road Footpath for pedestrian safety during drop off/pick up times
- Parish Noticeboards
- 

## **13 DATES OF FUTURE PARISH COUNCIL MEETINGS**

Tuesday 4<sup>th</sup> March – Falklands Cricket Club

Tuesday 20<sup>th</sup> May – Falkland Cricket Club

Tuesday 8<sup>th</sup> July – Enborne Church Barn

Tuesday 9<sup>th</sup> September – Enborne Church Barn

Tuesday 18<sup>th</sup> November – Falklands Cricket Club

## APPENDIX 1

Invoice No /Ref	Details	Name of Payee	Amount
2282	Clerk Payroll, November	SME Accounting Services	£ 12.00
Nov	Clerk Salary, November	Kim Lloyd	
Nov	Employee/er Income Tax/NI Contribution	HMRC	£ 51.40
Nov	Clerk Pension, November	Berkshire Pension	£ 208.00
19141	Website Hosting & Email Host, December 24 to November 2025	Vision ICT Ltd	£ 246.00
2299	Clerk Payroll, December	SME Accounting Services	£ 12.00
Dec	Clerk Salary, December	Kim Lloyd	
Dec	Clerk Pension, December	Berkshire Pension	£ 208.00
Dec	Employee/er Income Tax/NI Contribution	HMRC	£ 12.40
	<b>Direct Debits /Standing Orders paid</b>		
31.10.2024	Bank Charge	UTB	£ 5.40
30.11.2024	Bank Charge	UTB	£ 6.00
31.12.2024	Bank Charge	UTB	£ 6.00
31.10.2024	Newbury Storage lock up	Newbury Storage	£ 42.20
28.11.2024	Newbury Storage lock up	Newbury Storage	£ 64.00
	<b>TOTAL</b>		<b>£ 1,933.90</b>
<b>Receipts</b>			
31.10.2024	Annual Interest	Newbury Building Society	£ 2,346.50
	<b>TOTAL</b>		<b>£ 2,346.50</b>

## APPENDIX 2

### EPC Budget 2025/2026

EXPENDITURE:	Budget 23/24	Actual Spend 23/24	Budget 24/25	Estimated Spend to 31.03.2025	Proposed Budget 25/26	Explanatory Notes
Salaries						
Pension		1,272	2,000	2,491	2,500	New for 2023
Payroll	120	110	120	120	120	
Clerk Expenses	312	312	312	312	312	
Councillor Expenses	0	0	0	0	0	
Postage & Stationery	65	0	65	37	65	
Bank Charges	72	72	72	72	72	
Subscriptions & Training	700	310	500	371	500	
Insurance	650	613	650	620	700	
Hall Hire for Meetings	250	250	250	250	250	
Website Hosting	200	215	250	270	300	
Newbuy Storage	850	777	850	585	360	
Audit	300	210	350	0	100	
GDPR Reg & Consultant	35		35	35	35	
Churchyard Maintenance	750	750	750	750	750	
Donations	1,150	1,233	1,150	1,150	1,150	
Salt Treatment			615	515	600	New for 2024/2025
Village Repair	0	0	0	0	0	
<b>Total of budgeted items</b>	<b>12,746</b>	<b>13,163</b>	<b>15,894</b>	<b>15,757</b>	<b>15,993</b>	
<b>Unbudgeted Expenditure</b>						
Legal Advice, Long Copse Farm application				4,028		
NDP				0		
New Laptop				916		
Polly (Bee Monitoring Device)				1,874		
<b>Total Unbudgeted Expenditure</b>				<b>6,818</b>		
<b>Total Expenditure</b>				<b>22,575</b>		
<b>INCOME</b>						
Precept	£ 8,750.00		£ 10,000.00		£ 12,500.00	
Other Income			£ 3,664.06		£ 1,387.00	1387 VAT
<b>Total Income</b>	<b>£ 8,750.00</b>		<b>£ 13,664.06</b>		<b>£ 13,887.00</b>	
Precept increase / (decrease) on previous year	0		£ 1,250.00		£ -	
Budget underspent or overspent		-£ 416.13		-£ 6,680.70		
Forcasted Balance 31st March		£ 79,018.23		£ 70,923.81		
Projected unallocated funds at 1st April				-£ 4,248.67		This is the free funding not allocated to Reserves.
<b>ALLOCATED RESERVES</b>						
Neighbourhood Development Plan	£ 2,000.00	£ 781.65	£ 2,238.35		£ 2,238.35	
Bi-Election			£ 1,500.00		£ 1,500.00	
Footpaths in Washwater	£ 10,000.00		£ 10,000.00		£ 5,000.00	
Traffic Calming	£ 5,000.00		£ 5,000.00		£ 5,000.00	
Solar Farm Investment	£ 53,000.00		£ 53,000.00		£ 53,000.00	
Planning Legal Representation					£ 5,000.00	New for 2025/2026
CIL Fund	£ 2,104.96		£ 2,104.96		£ 3,434.13	
<b>Total Allocated Reserves</b>	<b>£ 72,104.96</b>		<b>£ 73,843.31</b>	£ -	<b>£ 75,172.48</b>	
<b>PRECEPT PER HOUSEHOLD:</b>	<b>2023/2024</b>		<b>2024/2025</b>		<b>2025/2025</b>	
<b>TAX BASE</b>			383.32		382.33	Divide the tax base figure with Precept
<b>ANNUAL PRECEPT PER BAND D HOUSEHOLD</b>	£ 23.10		£26.08		£41.83	on budget 15,933
<i>Inc/(decr) on previous year</i>	£ 0.30		£2.98		£15.75	



## APPENDIX 3

Calleva update from 21st October 2024



# Enborne Community Solar Farm

Community Update  
21 October 2024  
Falklands Cricket Club, Enborne

## Agenda

- ▶ Calleva Community Energy
- ▶ Our scheme
- ▶ The benefits to the community
- ▶ What happens next and when?
  - ▶ Grid connection
  - ▶ Third party off taker
  - ▶ Share offer
  - ▶ Planning conditions
- ▶ When might it be built?





## Who are we?

Trading: for over 10 years  
Portfolio: 3.4 MW solar

### Our proposition

Cheaper greener energy, with annual capped price increases for long term value

### Community Benefit

Energy efficiency, home energy, new renewables



## Community Benefit Society - why it is different

### 1. Not-for-profit

Governance rules dictate that we are not for profit and profits must be reinvested for our community's benefit in the local Hampshire/West Berkshire community. Enborne a good fit.

### 2. Member owned

Not a private company, owned by our 74-member community under strict rules, capping investors on shareholder interest. FCA registered.

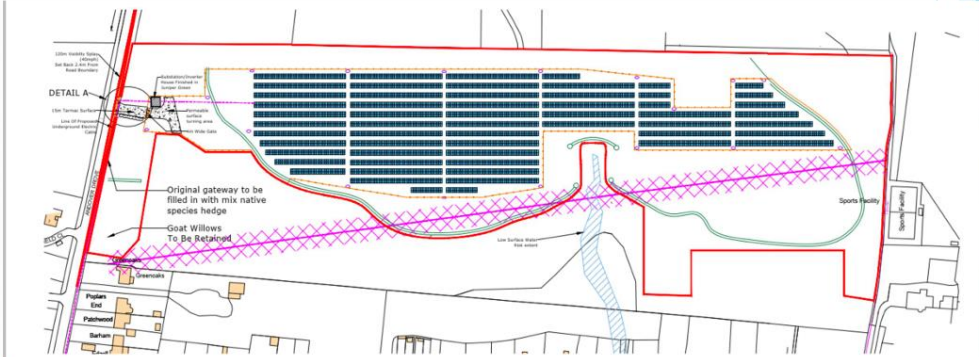
### 3. Long-term financial security

Community energy generates its own long-term income from community-owned solar (or other renewable assets). Of course, more scale amplifies all benefits.

### 4. Long-term partnerships

We take a long strategic view as our leases are long-term. This gives us a secure foundation for developing durable partnerships.

# 3MW Enborne Solar Farm Generating c.3000 MWh/annum



**Figure 7: Consented site plan.**

# Landscape Plan

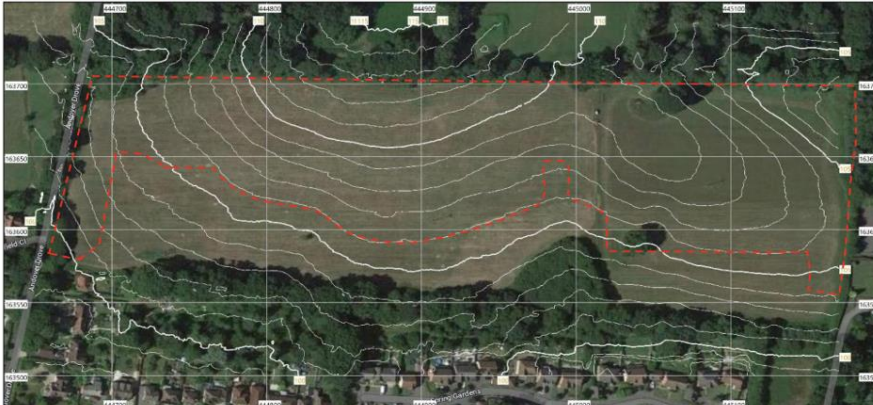


## Community Benefits: A Summary

Benefit	Impact
Carbon emissions saved	637/tonnes/year
Number of homes equivalent	1050 homes
Improved biodiversity	18% Habitat; 14% Hedgerow
Local energy efficiency/community projects (assuming 1/year)	25
Increase in land rents	> x3
Local Employment - maintenance	0.25 FTE
Active live site for local schools/colleges (Newbury plus)	250 students (10/year)
Improved surface water runoff management	

## Swales to help manage surface water run-off

Figure 34 Pools Field, with a 1 m contour interval, as a guide to where ploughing should be undertaken



MicroDrainage was run using the 1:100-year rainstorm and a 40% "Upper end" allowance for climate change. This combination was used because it is the most severe that the NPPF normally requires.

## Next Steps

Grid applications

SSEN decisions likely New Year

Assess Options  
(including off-taker)

On-going, but subject to SSEN costs

Manage pre-planning  
conditions

Once grid plan is in place

Raise Finance

Autumn 2025/Early 2026



Build estimate: 2026

## More News, 9<sup>th</sup> Jan 2025, from Calleva

We had a very useful call with SSEN this morning. The great news is that there are three potential options for us to consider:

- a) a 1MW connection to the 11kV connection below Spring Gardens
- b) a 2.3MW connection to an 11kV connection towards Ball Hill (which is what we need for the 3MW farm)
- c) a private wire

Before we make any choices we need to work through the number crunching and also assess relative risks of the choices

## Latest, 20th Jan 2025

The 2.3MW connection is out of the question due to £8.3million cost. So it looks like the solar farm could be built in phases.