



Enborne Parish Council

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MINUTES of the Meeting of Enborne Parish Council

13 May 2025

The Barn, St Michael and All Angels Church, Enborne, RG20 0HD

Present:

Cllr. Val Bolan

Cllr. Peter Tompkins

Cllr. Chris Garrett

Cllr. Sam Dibas (left: 8.45PM)

Cllr. Giles Whitefield

Cllr. Natasha Kendall

Parsh Clerk: Mrs Kim Lloyd

Public: 9

1. NOMINATIONS AND ELECTION OF THE CHAIR FOR THE FORTHCOMING YEAR

Giles Whitefield was elected as the new Chairman, nominated by Chris Garrett, seconded by Peter Tompkins, all agreed.

Council gave Thanks to Val Bolan for all the hard work on being the past Chair.

2. NOMINATIONS AND ELECTION OF THE VICE-CHAIR FOR THE FORTHCOMING YEAR

Peter Tompkins was elected as Vice Chairman, nominated by Giles Whitefield, seconded by Chris Garrett. Dibas nominated Val Bolan, with no members seconding.

3. APOLOGIES FOR ABSENCE None received.

4. DECLARATIONS OF INTEREST ON AGENDA ITEMS

- PT reiterates his declaration of interest about his family owning farmland near [23/02596/FULMAJ](#) Longcopse Farm regarding item 8 of the agenda. PT also declared an interest in [25/00925/PACOU](#) Wash Common Farm.
- CG declared an interest associated with [25/00811/OOD](#) Land at Watermill Bridge regarding item 7.

5. PUBLIC PARTICIPATION

A member of the public wants Parish Council to focus on Long Copse Farm planning application and local Plan RSA25 and improve community outreach. He thought much more outreach to the community needed to happen. Another member of the public suggests using an email distribution list to proactively inform parishioners. There were two separate campaigns regarding Long Copse Farm: one by the Parish Council and one by a group of

residents under the banner of 'Save Enborne' (which was not associated with Parish Council) Another speaker mentions the increase in gypsy sites and the feeling of them turning into a "whole gypsy camp within the Enborne parish.

6. MINUTES

The Minutes of the Parish Council meeting held on [4th March 2025](#) was approved by all apart from an abstention from PT.

The Minutes of the Parish Council meeting held on [21 January 2025](#) was approved by all apart from an abstention from PT.

7. PLANNING APPLICATIONS

PT declared to abstain from all planning decision votes.

7.1 To consider the following new planning applications:

- [25/00543/HOUSE](#) Deer View House, Enborne Street, Enborne, Newbury RG20 0JP. New timber framed detached garage. **Parish Council resolved to no objections.**
- [24/01999/FUL](#) Mount Pleasant Farm, Enborne, Newbury, RG14 6RN. The change of use of land to a gypsy and traveller caravan site. This is to inform you that additional drawings/amended plans for the above application have been received by the Council. The main changes to the application include:

1. Landscape and Visual Impact Assessment submitted. Tree survey and tree constraints plan in addition.

The Committee wishes to visit the site before reaching a decision on the above application and a visit had been arranged for 15.05.2025 at 10:50:00

The Parish Council has opposed several planning applications, with concerns raised about past incidents involving tree cutting or poisoning. Peter reported that documents submitted by the planning officer, Mr. Butler, are expected to recommend approval for an application, which will then proceed to the planning committee. The council agreed to draft a statement of objectives and determine representatives for the WAPC meeting on 21st June. They plan to highlight the number of objections from Enborne residents and seek support from District Councillors Tony Vickers, Denise Gaines, and Dennis Benneyworth to clarify the parish's stance. Residents are also encouraged to write to the District Councillors to voice their concerns.

- [25/00747/AGRIC](#) Stag Hill Farm, Wheatlands Lane, Enborne, Newbury RG14 6RF . Application to determine if prior approval is required for a proposed: Erection of a new agricultural building. **Parish Council resolved to no objections.**
- [25/00851/PIP](#) 75 Fifth Road, Newbury, RG14 6DT. Application for Permission in Principle for one Self Build dwellinghouse. **Parish Council resolved to no objections.**
- [25/00925/PACOU](#) Wash Common Farm, Enborne Street, Newbury, RG14 6RB. Application to determine if prior approval is required for a proposed: Change of use of

existing barn to the west of Wash Common farmyard to form a new dwellinghouse.

Parish Council resolved to no objections.

- [25/00811/OOD](#) Out of District Planning Consultation, Basingstoke and Deane Borough Council, Land at Watermill Bridge, Andover Road, Wash Water, Hampshire. Out of District Planning Consultation BDBC: Ref: 25/00365/VLA - Request for deed of variation to Unilateral Undertaking relating to 21/03394/OUT to allow changes to trigger to facilitate an earlier start on site. **Decided with Objections.**

Chris reported that the application was decided with objections, but comments can still be made. The application involves changing the timing of certain benefits to West Berkshire. The issue is delaying a cycle way from Watermill Bridge to Park House School, which was supposed to be completed before building houses. West Berkshire Council objects to something Basingstoke and Deane Borough Council agreed to; specific details are not mentioned.

Highclere and East Woodhay councils are forming a committee to coordinate efforts related to Beweley Homes. Enborne Parish Council is invited to join due to its proximity to the development. A public meeting with Beweley Homes is scheduled for 20th May, and HPC EWPC had a pre-meeting, with Peter attending on Enborne's behalf. Enborne can send a representative to express residents' concerns, and two people from Enborne Parish Council will be sent to the meeting.

- [24/02641/FULMAJ](#). Bradfords Farm Borehole Halfway Newbury. Erection of an agricultural building for free range egg production removal of existing free range egg units

Sam raised concerns about the environmental impact of a proposed free-range egg production building, noting significant changes that could have serious consequences. He called for further investigation and objection. Peter suggested writing to Suttons, the landowner, to express concerns and request information on environmental mitigation measures, particularly regarding waste disposal. The parish council resolved to object, and Sam will seek clarification from the landowner.

7.2 To receive reports of recent planning decisions taken by WBC

- [24/02326/FULMAJ](#) Land South Of Church Close, Church Lane, Crockham Heath, Newbury. Part retrospective planning permission for laying of permeable material and 3 mobile wooden field shelters and 1 non-mobile, open sided, roof shelter within the 12.5 acre field. **WBC Granted Permission /EPC no objections.**

8. WEST BERKSHIRE COUNCIL LOCAL PLAN 2022-39, POLICY RSA25

- **Note:** Inspectors examination report published on 8/04 See link of Page 60.
<https://www.westberks.gov.uk/local-plan-review> The local plan will be voted on for adoption on 10th June 2025. The meeting will be open to the public and available to stream on West Berkshire Council's YouTube channel. Details of the meeting will be published in due course here: [westberks.gov.uk/local-plan-review](https://www.westberks.gov.uk/local-plan-review).

Planning Application: [23/02596/FULMAJ](#) Longcopse Farm, Vanners Lane, Enborne.
Use of land for the siting of up to 24 travelling showpersons plots

In 2014, an open letter from Martin Burton revealed that the concept for additional Showman's yards at Circus HQ originated from West Berkshire Council, including the final count of 24 showpersons plots. Subsequently, the council published a Gypsy Traveller Accommodation Assessment (GTAA), which concluded that Martin Burton required 24 plots for his circus. The inspector requested modifications to the policy wording to ensure its legal validity, leading to the removal of statements asserting that the plots would meet needs identified in the GTAA's. Instead, it was clarified that the plots are specifically for the circus's requirements.

WBC proceeded with the policy allocation due to an alleged national need for 24 travelling showmen's plots. According to the National Planning Policy Framework, allocations must be based on needs assessment and robust evidence.

The Parish Council resolved to the following actions

- Contact elected representatives to present evidence regarding the decision-making process.
- Argue against the identified need and highlight that the decision primarily benefits Zippo Circus rather than representing the public interest.
- Discuss the issue with the head of the Planning Committee
- Inform MP Lee Dillon about the situation.
- Highlight procedural lapses and potential conflicts of interest.
- Raise awareness of the issue's impact on property values.

Legal Points

- The current application may not comply with the policy, warranting a potential judicial review.
- The council may continue appealing the decision over the next decade.
- Consult Phil Barnett, Chair of WAPC on the planning committee.

Next Steps

- Create a flyer to update the parishioners.
- Continue legal coordination with Erwin Mitchell.
- Focus on the current application as an immediate concern.
- Prepare for a committee decision likely within the next month or two.

Fundraising and Representation

- Employ a barrister to address the planning committee, focusing on procedural corruption and overlooked factors.

Concerns About Development

- Address potential traffic congestion and environmental harm.

- Highlight the lack of waste management plans.

A member of the public suggests getting the community together with banners to protest the issue. The speaker suggests handing in the petition at the committee meeting and mentioning it during canvassing and lobbying. The speaker suggests raising awareness before fundraising for judicial review. The speaker suggests forming subcommittees to focus on different aspects of the issue, such as public awareness, marketing, and fundraising.

(Sam left the meeting)

9. ALLOTMENTS

A member of the public requested an agenda item in the previous public participation for a discussion on change of use of land. However, the member of the public has decided not to pursue this matter further due to other events and the fact that three parish councillors were required to declare an interest but failed to do so. VB said it was problematical to declare a conflict of interest because the agenda item only referred to "allotments" without specifying the precise location. No report was submitted from the member of the public with any details to the Clerk to circulate to members of Council prior to the meeting.

10. PARISH NEEDS ASSESSMENT (GW)

GW proposed a survey to gather parishioners' opinions on important issues, helping to focus reserve spending and actions.

The council aims to understand parishioners' priorities through an online and paper-based survey. GW has the council's full support to proceed.

11. PARISH NOTICEBOARDS

The council will wait for survey results before funding new notice boards. While the church's notice board works, the other two do not. The council will try to repair the school's damaged notice board.

12. FINANCE

Income and Expenditure

- All payments were approved since the last meeting, shown in appendix 1.
- The Bank Reconciliation to 31st March 2025 was approved, shown in appendix 1.
- End of Year Budget and Expenditure for 2024-25. Extra budget spent on new laptop, Bee monitor, and legal advice for the planning application Long Copse Farm.
- **Parish Insurance Renewal 1st June 2024-25:** Parish insurance renewal needs approval between meetings due to delayed quotes.

13. AGAR – Annual Governance Accounting Return

13.1 Section 1 of AGAR, Parish Council approved, Chairman and the Clerk signed section 1

13.2 Section 2 of AGAR, Parish Council approved, Chairman and the Clerk signed section 2.

The Clerk reported that the Internal auditor has audited; all satisfactory apart from the risk assessment needs reviewing and adopting as soon as possible, (next item)

Because the council went over the £25,000 threshold, there will be a full external audit for 24-25. The balance brought forward from last year was 79,000, this year it's 67,000.

14. RISK ASSESSMENT

All members agreed that the current policy was adopted.

15. STANDARD DOCUMENTS

The Standing Orders, [see website](#) was agreed to adopt for 24-25.

16. REPRESENTATIVES TO COMMITTEES AND WORKING GROUPS FOR THE FORTHCOMING YEAR

- Staffing Committee (3, including Chair) Natasha, GW, VB
- Public Rights of Way , CG
- Enborne Primary School, SD
- Neighbourhood Development Plan - to be removed and reviewed later.

17. CLERK'S REPORT

Nothing further to report.

18. COUNCILLORS' REPORTS

18.1 Reports from Ward Members: No ward members present.

- 16/04 Email Cllr. Dennis Benneyworth Parish Report received.

18.2 Reports from Councillors

- VB was thanked for attending the mayor making ceremony in Newbury on behalf of Enborne Parish Council
- CG provided an update on the solar farm. Funds were raised for the initial grid connection payment, with an offer accepted from SSE. Calleva have paid the first instalment for the grid connection. A share offer is planned for early 2026. Construction is hoped to start in the first half of 2026.

19. FUTURE AGENDA ITEMS

Nothing further to add.

20. DATES OF FUTURE PARISH COUNCIL MEETINGS (all at 7.30pm)

Tuesday 8th **July** in Enborne Church Barn

Tuesday 9th **September** in Enborne Church Barn

Tuesday 18th **November** in Falklands Cricket Club

Meeting closed at 915PM

APPENDIX 1

May-25

Invoice No /Ref	Payments to approve	Name of Payee	Amount
2389	Clerk Payroll, April	SME Accounting Services	£ 12.00
30.04.2025	Clerk Salary, April	Kim Lloyd	
30.04.2025	Employee/er Income Tax/Ni Contribution	HMRC	56.26
30.04.2025	Clerk Pension, April	Berkshire Pension	£ 214.65
7450	BALC Membership Subscription	BALC	£ 179.20
	Payments made since last meeting paid		
2354	Payroll, March	SME Accounting Services	£ 12.00
31.03.2025	Clerk Salary, March	Kim Lloyd	
31.03.2025	Employee/er Income Tax/Ni Contribution	HMRC	£ 16.60
31.03.2025	Clerk Pension, March	Berkshire Pension	£ 214.65
	GreenFest Donation	Greenham Trust	£ 50.00
	Direct Debits /Standing Orders paid		
31.03.2025	Bank Charge	UTB	£ 6.00
30.04.2025	Bank Charge	UTB	£ 6.00
31.03.2025	Newbury Storage lock up	Newbury Storage	£ 64.00
30.04.2025	Newbury Storage lock up	Newbury Storage	£ 64.00
Receipts			
23.04.2025	Precept 1st payment of 2	WBDC	£ 7,996.50

Local Council Name: Enborne Parish Council						
Period ending	31st March 2025					
Prepared by:	KL					
Balances per bank statements as at						
	Unity Trust Bank Current Account			7,920.57		
	Newbury Building Society Saving Account			59,357.81		
	Total bank & cash balance				67,278.38	
	LESS: outstanding cheques (current account) at					
	Payee		Chq No.	Amount		
					67,278.38	
Balance per Cash Books at			incl VAT			
	Cash Book Unity Trust Bank Current Account				7,920.57	
	Newbury Building Society Saving Account				59,357.81	
				Balance inc	67,278.38	
				Check	0.00	(Should be zero)