



Enborne Parish Council

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MINUTES of the Extraordinary Meeting of Enborne Parish Council

2nd June 2025

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

Present:

Cllr. Giles Whitefield, Chair

Cllr. Peter Tompkins, Vice-Chair

Cllr. Val Bolan

Cllr. Chris Garrett

Parsh Clerk: Kim Lloyd

District Councillor: Cllr. Tony Vickers

Public: 26 members of the public

1. APOLOGIES FOR ABSENCE - Cllr. Dibas.

2. DECLARATIONS OF INTEREST ON AGENDA ITEMS

Cllr. Tompkins declared an interest in agenda Items-;

- Agenda Item 4.1 [25/01092/LBC](#) Wash Common Farm
- Agenda item 4.2 [24/01999/FUL](#) Mount Pleasant Farm,
- Agenda item 6 [23/02596/FULMAJ](#) Longcopse Farm

Cllr. Tompkins abstains from all planning applications in 4.1 on decisions and will not take part in the vote.

Cllr. Garrett declared an interest in [25/01213/OOD](#) Watermill Bridge

3. PUBLIC PARTICIPATION

Issues raised regarding the burning of waste at Staghill Farm. The resident was asked to keep reporting this to [Public Protection Partnership \(PPP\) at WBC](#). The Clerk will also report it.

4. PLANNING APPLICATIONS

4.1 To consider the following new planning applications:

- [25/01093/CERTE](#) | 75 Fifth Road Newbury RG14 6DT. Use of former paddock land as residential garden and outbuilding as residential annexe.

The Parish Council resolved to no comments.

- [Adjacent Parish/25/01183/HOUSE](#) | 57 Conifer Crest Newbury RG14 6RS. Proposed two-storey side extension and single storey rear extension following demolition of existing conservatory.

The Parish Council resolved to no objections.

{Cllr. Tompkins left the room due to having a declaration of interest}

- [25/01092/LBC](#) | Wash Common Farm Enborne Street Newbury RG14 6RB. Replacement of roof finish and associated works.

The Parish Council resolved to supporting the application and agreed that the site desperately needs work doing to it.

{Cllr. Tompkins returned to the meeting}

- [25/01213/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: 25/01226/CONDN - Application for discharge of condition 29 (Road Condition Survey) of planning permission 21/03394/OUT: Hybrid application for mixed use community comprising Outline application for up to 350 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road

See Appendix 1 for Parish Council update. No further comments were resolved to submit as this was a discharge of condition 29 on application.

4.2 To receive reports of recent planning decisions taken by WBC

- [24/01999/FUL](#) Mount Pleasant Farm, Enborne, Newbury, RG14 6RN. The change of use of land to a gypsy and traveller caravan site. **WBC approved, subject to conditions. EPC objected.**

Despite 30 objections, Cllr. Tompkins was denied the opportunity to speak by the Chairman at the Western Area Planning Committee due to missing the deadline. EPC and parishioners felt this was unfair as their objections were not represented, and the committee did not hear their perspective. There were concerns that the applicant owns only half of the red line site according to the land registry and plans

to divert a footpath onto a neighbour's property without notification. Cllr. Vickers, the district Councillor present, said he would investigate the red line boundary and footpath diversion.

- [25/00851/PIP](#) 75 Fifth Road, Newbury, RG14 6DT. Application for Permission in Principle for one Self Build dwellinghouse. **WBC refuses permission. EPC no objection**

5. 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).
- EPC holding this extraordinary meeting to discuss the next steps of action before the Local Plan adoption vote on 10th June 2025.

Cllr. Tompkins proposed two following motions.

- **Motion 1:**

To support a legal challenge in the High Court to WBC's adoption of policy RSA29 (formerly RSA25). This may be achieved by either Enborne Parish Council taking the legal action themselves subject to the raising of sufficient funds, or by supporting equivalent legal action taken by one or more Enborne parishioners.

- **Motion 2:**

To delegate to a working group of councillors (membership to be agreed) to commence fundraising to support Motion 1.

The motions were seconded by Cllr. Whitefield and agreed unanimously by Parish Council members.

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

The next Western Area Planning Committee Meeting is on 18th June when this planning application might be on the agenda, this is still to be confirmed by WAPC. Enborne Parish Council will be informed when it is due to be on the agenda.

7. 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

Appendix 1

Watermill Bridge Meeting Minutes on 06 May 2025 at Westridge Studio, **Chaired:** Mike York

Attendees:

- Karen Titcomb (EWPC)
- Peter Tompkins (Enborne PC, attended on behalf of Chris Garrett who was unable to make the date)
- Graham Falconer (HPC)
- Paul Hurst (EWPC)
- John Izett (BDBC)

1. Purpose

To coordinate parish councils ahead of the Bewley Homes development and prepare for Emily's visit to the AGM on 20 May.

2. Planning Status

- Planning application pending; awaiting consultation feedback.
- West Berkshire Council objects, Hampshire County Council more supportive.
- Phase 1 affects Highclere and Wash Common.

3. Past Development Lessons

- Paul highlighted issues from a previous project: poor coordination, traffic disruption, drainage underestimation, and unmet community promises.
- Emphasis on defining Phase 1 scope, avoiding fragmentation, and ensuring developer accountability.

4. Section 106 Agreement

- 70-page agreement signed:
 - £1.8M to West Berkshire for bus service
 - £42K to Hampshire for school travel plan
 - £40K for public art
- Concerns: No mention of highways or education provision.
- Importance of ensuring local use of Section 106 and CIL funds.

5. Phase 1 Details

- ~162 units in Highclere, ~110 in East Woodhay.
- Includes: A343 access road, play/kick-out area, ghost island, two bus stops.
- Shop and community centre deferred to later phases.

6. Risks & Concerns

- Risk of developer exiting post-Phase 1.
- Clauses allow land repurposing if facilities not viable after 12 months.
- Management companies to maintain infrastructure—concerns over past failures (e.g., Paddock End).
- No clear drainage or road adoption plans yet.

7. Representation & Contacts

- Developer: Bewley Homes (liaison needed)
- Borough: John Izett
- Parish: Graham (HPC), Paul (EWPC)
- Nicola Williams (BDBC) to monitor Section 106 compliance
- Enborne to be included due to flood risk.

8. Questions for Developer (Emily)

- Parish boundaries
- Full Phase 1 schedule
- Drainage/flood mitigation
- Access/traffic plans
- Housing type breakdown
- Community facility delivery
- Maintenance and management structure
- Public transport commitments
- Road design/adoption
- Communication plan and liaison officer

9. Next Steps

- Amy to send formal questions to Emily; redacted version to Emily and Nicola.
- Maintain contact with West Berkshire and Hampshire councils.
- Working group to prepare for AGM community engagement.

End.