



Enborne Parish Council

Clerk to the Council: Kim Lloyd

07867 310121

clerk@enborne.org.uk

MINUTES of the Meeting of Enborne Parish Council

13 January 2026

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

Present:

Cllr. Peter Tompkins (Vice Chair)

Cllr. Val Bolan

Cllr. Chris Garrett

Cllr. Sam Dibas

District Councillor: Cllr. Denise Gaines

Parsh Clerk: Kim Lloyd

Public: 8

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- 1 Apologies for Absence** Apologies were received from Cllr Giles Whitefield, District Cllrs. Cllr. Vickers and Cllr. Benneyworth.

It was agreed that Cllr. Peter Tompkins, vice chairman would chair the meeting in the chairman's absence.

- 2. Declarations of Interest on Agenda Items** Cllr. Tompkins raised a declaration of interest in relation to planning decision **25/02162/FUL**.

3. Public Participation

Members of the public addressed the Council regarding planning application **25/02677/FUL (The Paddocks Cottage)**. It was raised that some of the following submissions is not included within the application:

- No foul sewage management
- No sustainable drainage (SUDS) scheme
- No Biodiversity Net Gain report
- No horticultural method statement to protect TPOs from HGVs
- No preliminary ecological appraisal

Inaccuracies and concerns

- Land is not adjacent to a commercial canal
- Scrap metal storage presents contamination risks

- Vehicular access width has been doubled
- Material changes not acknowledged, including TPOs and a 90m hedge
- Toad crossing present, indicating a priority species
- Significant pond adjacent to the site
- Trade waste disposal involved
- Opening hours inconsistent with advertised hours (up to 12 hours per day, 7 days per week)
- Application indicates no industrial or waste activity, conflicting with registered business activities

Planning policy conflicts highlighted:

- No identified need for a scrap metal facility in Enborne
- Industrial use in a rural area negatively impacts residential amenity
- Risk to wildlife and protected trees
- 32-tonne vehicles unsuitable for narrow rural lanes
- Residential dwelling within an industrial site considered inappropriate

Frustration was expressed from members of the public that West Berkshire Council had not enforced planning regulations earlier. Comparisons were made with residents facing strict planning enforcement for minor extensions. Concerns were raised about noise, pollution, bonfires, contamination, and environmental harm.

District Councillor Response

Cllr. Denise Gaines District Councillor who was present in the meeting reported:

- Retrospective planning applications are lawful and must be accepted.
- Licensing and planning regimes are separate from planning.
- The application will be considered by committee
- Enforcement action can only follow due process, including the right of appeal.
- The existing Certificate of Lawfulness only permitted activity directly related to landscaping.
- No permission existed for a scrap yard or residential dwelling.
- Highways assessment appeared to consider the altered access rather than the original layout.
- Objectors were advised to submit further objections if necessary.
- It is difficult for a stop notice to be effective due to limited enforcement within a wide district.
- The law puts the onus on the council to follow procedures, including considering human rights aspects.
- If there is evidence of serious pollutants, the enforcement team should be asked if a stop notice is possible.
- This needs to come from Public Protection because it is an environmental issue.
- A stop notice gets issued immediately if something is seen to be done incorrectly.
- An appeal is expected, and the process may take a while.
- A year from now, there may be a resolution.
- There will be a site visit by the committee members.
- Objectors will be invited to the meeting and can give their thoughts to the committee

4.1 Applications for Consideration

[25/02677/FUL](#) | The Paddocks Cottage Enborne Street Enborne Newbury RG20 0JP Retrospective Mixed use comprising of C3 residential and B8/B2 scrap metal storage use.

Parish Council agreed to object in the strongest terms. It was agreed that a representation will be prepared and agreed via email following the meeting for the Clerk to submit to WBC. This can be found on the planning portal for [25/02677/FUL](#)

Proposed by Cllr. Garret, seconded by Cllr. Tompkins and agreed by all. It was agreed that Parish Council will also contact PPE for the environmental issues and licensing certification. **Action: Clerk.**

[25/02960/HOUSE](#) | The Stables Grange Gardens Enborne Newbury RG14 6RP Erection of detached ancillary home office. **Parish Council resolved to no objections.** Proposed Cllr. Bolan, seconded by Cllr. Dibas and agreed by all.

[25/02578/CERTE](#) | 75 Fifth Road Newbury RG14 6DT Use of former paddock land as residential garden - please refer to submitted location plan and supporting information. **This application has already been refused by WBC**

[25/02766/HOUSE](#) | 1 Bell Holt Newbury RG14 6TH Demolition of existing conservatory, proposed single storey rear extension, proposed first floor side extension and new obscure-glazed ground-floor window on the side elevation. **EPC resolved to no objections.** Proposed Cllr. Bolan, seconded by Cllr. Dibas and agreed by all.

4.2 Planning Decisions (For Information Only)

25/02162/HOUSE 1 Wash Common Farm Cottages, Enborne Street, Newbury, RG14 6RB New vehicle access. **WBC granted permission, EPC no objections**

25/02852/AGRIC Church Farm Paddock, Enborne, Newbury Application to determine if prior approval is required for a proposed: Extension of agricultural equipment store. **WBC hereby determine that prior approval is NOT REQUIRED for the proposal.**

25/02410/HOUSE South View, Enborne Row, Wash Water, Newbury RG20 0LX Two Storey Side and Rear Extension and Internal Alterations. **WBC granted permission, EPC no objections.**

4.3 Appeals (For Information Only)

75 Fifth Road Newbury RG14 6DT Application for Permission in Principle for one Self Build dwelling house Application reference: 25/00851/PIP :Appeal reference: APP/W0340/W/25/3376040 **The Parish Council had no comments.**

5. Minutes of the Previous Meeting

The minutes of [18 November 2025](#).were approved, proposed by Cllr. Bolan, seconded by Cllr. Garrett and agreed by all.

6.1 Payments

The payments as shown in appendix 1 was approved and paid since the last full Council meeting.

6.2 Bank Reconciliation

To 31 December 2025 was noted as shown in appendix 2.

To note: The Clerk reported that the Precept request of **£17,000** was submitted, first instalment payable in April this was equivalent to **£3.79 per year for a Band D household**.

The question was asked regarding whether VAT recovered on resident-funded legal fees should be ringfenced.

Action: Clerk to investigate.

7. Clerk's Correspondence

The clerk received correspondence from a resident in support of the paddock's application. The resident accused the Parish Council of sending a letter objecting to the application. The Clerk confirmed that the letter did not come from the Parish Council.

8. Councillors' Report

8.1 Reports from Ward Members

Cllr. Denise Gaines reported:

- West Berkshire is keen to shift discretionary spend to parish councils.
- There is an expectation that parishes do a bit more as West Berkshire pulls back.
- There are talks of merging parish councils.
- An expression of interest has been submitted to central government for a narrow structure encompassing Oxfordshire and Berkshire.

8.2 Reports from Parish Councillors

Cllr. Garrett reported that the development of the solar farm on the parish field is progressing. Calleva their partner, is talking about having a groundbreaking ceremony at the end of March to the middle of April. They are also looking for a site to store spare solar panels for maintenance.

Cllr. Tompkins reported that the gullies on Wheatlands Lane are blocked, causing water to run down the lane and freeze. West Berkshire Council is still responsible for gully maintenance. The Parish Council will report the problem. **Action: Clerk**

9. Date of Next Meeting

Thanks were given to John Bolan for opening the Barn and keeping it warm.

Next meeting: Tuesday, March 10th at the Church Barn.

APPENDIX 1

Amount	Payee	Invoice no	Date	VAT
	Kim Lloyd	November	30.11.2025	
£ 63.94	HMRC	November	30.11.2025	
£ 221.53	Berkshire Pension	November	30.11.2025	
£ 12.00	SME Accounting Services	2529	24.11.2025	£ 2.00
	Kim Lloyd	December	31.12.2025	
£ 63.94	HMRC	December	31.12.2025	
£ 221.53	Berkshire Pension	December	31.12.2025	
£ 12.00	SME Accounting Services	?		
£ 6.00	UTB	November	30.11.2025	
£ 6.00	UTB	December	31.12.2025	
£ 6.00	UTB	January	31.01.2025	
£ 64.00	Newbury Storgage	November	30.11.2025	£ 12.80
£ 64.00	Newbury Storgage	December	31.12.2025	£ 12.80
£ 64.00	Newbury Storgage	January	31.01.2026	£ 12.80
Donations to pay				
£ 250.00	WBC Library	From Budget 2025-26		
INCOME				
£ 10,607.56	VAT Refund, HMRC		26.11.2025	

APPENDIX 2

Local Council Name: Enborne Parish Council

Period ending **31 December 2025**

Prepared by: KL

Balances per bank statements as at

Unity Trust Bank Current Account	21,160.15	
Newbury Building Society Saving Account	59,357.81	
Total bank & cash balance		80,517.96

LESS: outstanding cheques (current account) at

Payee	Chq No.	Amount	
			80,517.96

Balance per Cash Books at

Cash Book Unity Trust Bank Current Account	incl VAT	21,160.15
Newbury Building Society Saving Account		59,357.81
	Balance inc	80,517.96

Check 0.00

ALLOCATED RESERVES	
By-Election Fund	£1,500.00
Bequest	£53,000.00
Legal Fees	£10,143.35
CIL Fund	£3,427.38 allocated
Total Allocated Reserves	£68,070.73
Unallocated Funds	£12,447.23 (Balance of bank recon minus - allocated reserves)

