

MINUTES OF **FULL COUNCIL MEETING OF EVERSLEY PARISH COUNCIL** HELD AT CHARLES KINGSLEY SCHOOL
AT 7.31pm ON **THURSDAY 14TH APRIL 2026**

PRESENT: Cllr S Dickens (SD) (Chairman)
Cllr S Kendrick (SK)
Cllr P Todd (PT)
Cllr E Dixon (ED)
Cllr E Batup (EB)
Cllr S Miller (SM)

ALSO PRESENT: Cllr Dr Anne Crampton (HDCllr), 3 members of the public, and J. Street (Clerk)

Abbreviations:

HDC – Hart District Council

HCC – Hampshire County Council

EPC – Eversley Parish Council

ACTIONS

154 Apologies for absence
Cllr S Stephens sent her apologies.

155 Declarations of Interest
None were declared.

156 Approval of the Minutes of the last meeting
Clarification to Minutes

The Council discussed clarification to Minute: 138 of the Council Meeting held on Thursday 26th February 2026.

It was noted that Minute 138: was the Planning Application decision. It was noted that at the meeting Cllr P Todd and the Clerk were delegated authority to write the formal response for submission to HDC which was not made clear in the minutes of the meeting.

RESOLVED

To record a clarification and appendix to Minute: 138 that the Council delegated responsibility to Cllr P Todd and the Clerk for the formal written response.

The Clerk will include this note with the original minutes.

Clerk

Approval of the Minutes of the last meeting

The minutes of the meeting of Eversley Parish Council held on **Tuesday 3rd March 2026** had been previously circulated to all Councillors.

RESOLVED

That the Minutes be approved and signed by the Chairman.

SD

157 Co-option

- i) Interest had been noted from 1 candidate for the vacancy. The candidate is a resident and gave a satisfactory introductory presentation.
- ii) D Meyers was proposed and seconded and voted for unanimously.
- iii) D Meyers was co-opted onto the Council and signed the Acceptance of Office.

158 Public Questions and Comments

Webbs Corner – A resident expressed concern over the white stones that have been placed around two of the three corners. They were concerned that they could end up in the road if they were clipped by a large vehicle. The group of residents that requested the cultivation licence have confirmed that

they placed the stones there to prevent larger vehicles from driving over Webbs Corner and therefore damaging the plants. They confirmed that the stones pose no safety risk to traffic.

Garden Plots – A resident expressed concern over the anticipated cost to clear the overgrown area at the Garden Plots site. It was explained that there is a lot of work entailed, including rubbish removal, tree removal and plot rotavation to get the overgrown plots back up to a serviceable level. It was felt that utilising the services of a landscaping company ensure the plots could be available for renting as soon as possible.

Ditch – The ditch between Warbrook House and the Duck House is overgrown and requires clearing. The Clerk will request that it is cleared.

The Street – A resident requested whether EPC had heard anything more from HCC with regards to the S106 funding available from Wokingham Borough Council. The Clerk advised no further updates had been received and so she would chase for one.

Warbrook House – A planning application has been submitted by Warbrook House in relation to the marquee that is located within their grounds. Anyone willing to submit comments are reminded that the DBA ratings are made against a logarithmic scale.

159 Hart District Council / Hampshire County Council

HDC – Currently HDC is in the pre-election period so there are limitations on what can be discussed. However, they are working on the next steps on the Local Government Reorganisation (LGR) which involves the formation of a joint committee as a basis for starting of the unitary council. To do this, however, HDC are waiting on Central Government to produce a Structural Changes Order to understand whether the committee will have powers to restrict HDC's powers or whether they will simply have an advisory role.

160 Neighbourhood Plan

AECOM have completed a site visit and are anticipating producing a draft document in the next few weeks. A consultation will then be held to gauge residents' views. This will likely include a Housing Needs survey to understand residents housing needs. This is anticipated to occur around the end of April or beginning of May. A Call For Sites is planned for July/August time.

161 Financial report

The Responsible Financial Officer's reconciliation for March 2026, the schedule of payments for March and April 2026 the Year-To-Date update for March 2026, the supporting bank statements, the VAT reclaim details and the successful grant application had been previously circulated.

RESOLVED

- The reconciliation for March 2026 was accepted.
- The schedule of payments for March and April 2026 were accepted.
- The supporting bank statements were accepted
- The Year-To-Date update was deferred as the report was unclear.
- The successful VAT reclaim for £5,102.99 was noted.
- The successful grant application for £7,838 from The Police and Crime Commissioner for two new Speed Indicator Devices was noted.

162 HamBAG

Details of HamBAG's vision for bus routes within the Hampshire area were circulated to all Councillors before the meeting.

RESOLVED

It was agreed to endorse HamBAG's vision in the hope that Eversley would gain a bus route in time.

163 Meeting Dates

RESOLVED

The following meeting dates were agreed:

9th June

7th July

1st September

6th October

3rd November

1st December

164 Insurance Renewal

The insurance renewal options of either a 1-year policy or a 3-year LTA renewal were previously circulated to all Councillors.

RESOLVED

It was agreed to accept the 1 year renewal option.

165 Planning applications

To decide a consultee written response on the Planning applications as follows:

1) REF: 26/00300/AMCON Warbrook Cottage, Warbrook Lane

Application to vary Condition 2 (approved plans) and Condition 5 (obscure glass) of planning permission 22/01381/HOU dated 07/10/2022 - Erection of a part two storey part single storey rear extension and side extension

EPC Consultee Comment: Whilst the alterations to the approved plans referred to in Condition 2 are, for the most part, acceptable they do confirm a couple of unresolved issues.

First, the amended plans retain the glass Juliet balcony to Bedroom 1. This would be incompatible with the outward opening windows that have already been fitted and are contrary to the approved permission. Should the application be permitted, EPC requests that HDC adds an additional planning condition requiring the installation and retention of the glass Juliet balcony shown on the plans. This is to prevent casual access and use of the flat roof area as a "terrace", adversely impacting the privacy of the neighbours' garden.

Second, it is noted that the amended plans retain the gateway at the western end of the frontage as the sole highway access to the development. This confirms that the applicant has commenced building a development that, as the EPC has pointed out on three previous occasions, is incompatible with any alternative permissions that have been granted on the site or any part of it which are conditioned to use the same access as the sole highway access to a different building. EPC's main objection is to the proposed variation to Condition 5. A plastic screen stuck to clear glass to achieve opacity is, unfortunately, so simple to remove that, if it were to be included as a requirement in a planning permission, it carries a zero chance of remaining in place and the condition becomes unenforceable. As such it fails to achieve the result for which Condition 5 was designed.

2) REF: 25/01581/OUT Land At Eversley Centre, Reading Road

Outline application for development for up to 190 residential dwellings (Class C3), Suitable Alternative Natural Greenspace (SANG), up to 500 sqm of flexible Class E floorspace, demolition of existing agricultural buildings, formation of new accesses and all other associated works and infrastructure with principle and access to be considered (revised scheme incorporating extended SANG and updated drainage strategy).

EPC Consultee Comment: EPC maintains its objections to this application. The proposed revisions to the plans fail to address the objections raised by EPC in its response to the application and introduces a new element that gives rise to an additional reason for refusal.

Further documentation from Thames Water confirms the lack of sufficient capacity in the existing foul water network and the inability of the existing sewage treatment works to accommodate the needs of the proposal. This confirms that the application is premature and that the site is unable to provide any usable housing to satisfy the housing shortfall for a considerable time. There is, therefore, sufficient time to assess whether this site ought to be allocated to satisfy future housing needs through the Local Plan process and no over-riding reason to grant permission.

The revisions compound EPC's objection raised about the upgraded use of the agricultural access to Hollybush Farm. By confirming that the enlarged SANG will become a destination site with a much-enlarged car park and a further overflow car-parking area, the revision has an even greater adverse impact on traffic volumes using both Hollybush and Chequers Lanes.

There are no revisions to address EPC's highways objections, nor any revision to the transport plans to address the alterations to the SANG and its attractiveness as a visitor destination.

There are no revisions to address EPC's concerns about the reliance on existing facilities that cannot be safely accessed apart from by using private cars. As the covering letter states *"The amendment to the scheme primarily relates to the proposed expansion of the area of land that will provide designated SANG ..."* EPC welcomes the fact that the additional land will be managed, but objects to its inclusion within the SANG. EPC stated in its original objection that *"There appear to be inadequate measures to protect the Ancient Woodland from undue people-pressure, with the suggestion that existing informal pathways could be widened to accommodate increased pedestrian usage, when the primary objective should be to protect and enhance the ecological and environmental assets of the site."* The revision totally fails to address EPC's concerns. Instead, it is proposing the encouragement of increased public access to the Ancient Woodland, which would be incompatible with its protection and enhancement and introduces a real threat to its survival and continued existence. This constitutes an additional reason for refusal.

There being no further items for discussion the Chairman closed the meeting at 8:54pm.

Chairman.....Date.....

The next Full Council Meeting will be held on Tuesday 5th May 2026.

Forward Plan

| Date | Meeting |
|---------------------------|-------------------------------|
| 5 th May 2026 | Full Council Meeting |
| 12 th May 2026 | Open Spaces Committee Meeting |
| 2 nd June 2026 | Open Spaces Committee Meeting |
| 9 th June 2026 | Full Council Meeting |