

MINUTES OF **FULL COUNCIL MEETING OF EVERSLEY PARISH COUNCIL** HELD AT CHARLES KINGSLEY SCHOOL  
AT 7.30pm ON **TUESDAY 9<sup>TH</sup> JUNE 2026**

PRESENT: Cllr S Stephens (SS) (Chairman)  
Cllr S Dickens (SD)  
Cllr E Batup (EB)  
Cllr E Dixon (ED)  
Cllr P Todd (PT)

ALSO PRESENT: Sixteen Members of the Public, one representative from Obsidian Strategic, Dr A Crampton (HDCllr), and J. Street (Clerk)

*Abbreviations:*

HDC – Hart District Council

HCC – Hampshire County Council

EPC – Eversley Parish Council

**ACTIONS**

- 26 Apologies for absence  
Apologies were received from Cllr S Miller and Cllr S Kendrick.  
Apologies were also received from R Quarterman (HCCllr).
- 27 Declarations of Interest  
Non-pecuniary declarations were made by Cllr P Todd on item 43(3), and by Cllr S Dickens on item 29.
- 28 Approval of the Minutes of the last meeting  
The minutes of the meeting of Eversley Parish Council held on **Tuesday 5<sup>th</sup> May 2026** had been previously circulated to all Councillors.

**RESOLVED**

That the Minutes be approved and signed by the Chairman.

**SS**

- 29 Obsidian Strategic Developers  
Obsidian Strategic representatives provided copies to those present on their vision for the land at Marsh Lane. This is also available now through EPC's website, on [Land at Marsh Lane – Eversley Parish Council](#)  
There are some changes in the proposed application in relation to the previous application, and all interested parties are encouraged to read it.
- 30 Public Questions and Comments  
Marsh Lane – Were Obsidian Strategic (OS) involved in the previous application? No but they were involved in the SANG application on the land opposite.  
Conservation area – What about other parts of the farm being proposed to be developed? They are in a conservation area and so there are no plans to be developed.  
Homes – How many homes were planned on the previous application? There were 120 homes planned previously. A sustainable number of homes are now a priority.  
Marsh Lane – Has this application been spurred on by those already submitted for Hollybush Farm and Firgrove Farm? No, this application is being looked at on its own merits.  
Masterplan – Can we have a masterplan of other potential commitments the landowner is considering around the parish? OS will certainly ask the landowner if this is possible.  
Top field – Does this application facilitate the top field, that's in the conservation area, being built on in the future? There are no plans to develop this site in the future, due to the constraints placed in legislation on developing within conservation areas. OS can ask the landowner to include this field as dedicated open space within this application to safeguard it for the future.

Mix of homes – How is the mix of homes and affordable homes decided? The numbers are supplied through HDC.

Bus routes – The bus route number 406, noted in the handout, is a bus route provided for school children rather than a standard bus route. OK that is noted and will be amended accordingly.

Speed limits – Are the speed limits going to be looked at? As part of the application there is discussions at looking to bring down the speed limit on Marsh Lane and possibly on the Reading Road also.

Housing numbers – Considering the previous application had 120 homes on it, and this application is for 80 homes but on a smaller parcel of land surely this equates to less space per home? There are legal requirements on spacing housing that must, and will, be complied with.

Pothole – There are some potholes in Up Green that have been reported via fixmystreet.com that have been closed with 'no further action' listed. Why? EPC has no jurisdiction over potholes. Please can the details be forwarded to the Clerk for investigation.

31 Hart District Council / Hampshire County Council

HDC – Key changes are being made by Central Government on planning policies. These changes are coming into force at the end of October 2026. The main points that are changing are that sites with homes over 150 cannot be refused automatically, an application to the Secretary of State must first be made with reasons why. Members cannot ask for applications to be sent to Planning Committees. Councillors cannot ask Planning Officers for guidance on refusal reasons. Well-presented housing sites outside local boundaries will be regarded as acceptable. All applications in the pipeline will be subjected to these new rules.

32 Neighbourhood Plan

Design Document

This document sets design codes and guidance, once accepted, that development proposals must follow to ensure locally important design principles are followed. The draft document has been circulated to the ENP Working Group, Hart Planning and EPC councillors for feedback. This will be sent to AECOM, and we will work towards a final version as soon as possible so that we can submit it to Hart Planning for acceptance as a Technical Design Guide.

Local Views & Green Spaces – part of Evidence gathering as supporting documents for the Neighbourhood Plan

We are collating Local Views into a document. These are important views identified in addition to those mentioned in the Conservation Area Reports. The Local views will be incorporated into the Design Document.

Local Green Spaces have been identified as an addition to those already designated as conservation areas, national nature reserves and sites of special scientific interest. These include village greens, play areas, garden plots and the sports grounds. The document will be circulated once complete for review.

Housing Needs Assessment Survey

The survey is to be carried out by Action Hampshire – target for publication is July. Benefits of a third party doing the survey are:

- Independent organisation – collecting sensitive data
- Report generated is in the correct format for Hart
- Action Hampshire manage the data and the GDPR processes
- Hart Housing have agreed to fund 50% of the survey.

Budget was £5617 + VAT

Cost of Enhanced survey £6035 +VAT

50% = £3017.50 +VAT

£1000 plus VAT required when the survey is launched.

An enhanced survey will provide us with details of the need for Affordable Housing, and will provide additional information about other housing needs and the community's view on housing types etc.

We are hoping to be able to get the survey out before the summer holiday period.

### Website

We are at the point where we need to engage more widely with the community and ensure we have evidence that we have done this as we develop the NP. This is important when we come to submitting the Draft Neighbourhood Plan for Regulation 14 consultation and beyond.

A resident has kindly offered to design a website for us that will allow us to capture and publish comments and questions, track and report on the level of interaction with the community and present the NP in an engaging way. We can capture emails into a database having requested permission to do this. Articles can be automatically directed to Facebook, Instagram, email list and other social media platforms.

The plan is to increase the number of contacts in the Parish to raise general awareness of the Neighbourhood Plan and gain support.

Costs will be for hosting (£30/month for 3 users) and the url has been secured [eversleyplan.org.uk](http://eversleyplan.org.uk) for 3 years. This expense is included in the budget.

### 33 Financial Report

The Responsible Financial Officer's reconciliation for May 2026, the schedule of payments for June 2026, and the bank statements had been previously circulated.

#### **RESOLVED**

- The reconciliation for May 2026 was accepted.
- The schedule of payments for June 2026 was accepted.
- The bank statements were accepted.

### 34 Eversley Village History Exhibition

The request for printing costs to be paid for by EPC were previously circulated to all Councillors prior to the meeting.

#### **RESOLVED**

To approve the request for £500.00 to pay for the brochure to be printed for the Eversley Village History Exhibition.

### 35 Internal Audit

The Internal Audit Report for 2025/26 had been previously circulated. The Council thanked the Clerk for her work on completing a successful Audit.

#### **RESOLVED**

To accept the Internal Audit report for 2025/26.

### 36 Annual Governance & Accountability Return 2025/26 – Part 1

Copies of the Annual Governance & Accountability Return 2025/26 had been circulated to all Councillors.

#### **RESOLVED**

- The Council confirmed that it had reviewed the effectiveness of internal controls at the Full Council meeting on Tuesday 3<sup>rd</sup> March 2026 (min: 148). It confirmed this assertion again in light of the Internal Audit.
- To approve the Annual Governance Statement 2025/26 and sign the form.

The Statement was duly signed by the Chairman & the Clerk.

**SS/Clerk**

### 37 Annual Governance & Accountability Return 2025/26 – Part 2

The Accounting Statements 2025/26, statutory year-end accounts, plus supporting documents were reviewed by the Council.

#### **RESOLVED**

- To approve the Accounting Statements 2025/26 and sign the form.

The Statement was duly signed by the Chairman.

**SS**

38 Exercise of Public Rights

The Clerk/Responsible Financial Officer had circulated details of the Exercise of Public Rights and a copy of the notice to be displayed on the day before the exercise period commences.

**RESOLVED**

To confirm the period for the exercise of public rights as Monday 15<sup>th</sup> June 2026 to Friday 24<sup>th</sup> July 2026. The notice was published on Friday 12<sup>th</sup> June 2026.

39 Conflict of Interest

The Clerk had circulated details of the Conflict of Interest with BDP LLP form.

**RESOLVED**

All Councillors and Clerk confirmed that there was no conflict of interest with BDP LLP.

40 Hart Local Plan 2044 – Scoping Consultation

**RESOLVED**

It was agreed to provide Councillors with a further week to feedback their thoughts on this consultation to the Clerk who will then collate and submit.

41 Traffic Regulation Order Request

**RESOLVED**

It was agreed to formally request HCC to put a Traffic Regulation Order in place around Eversley Centre.

42 Firgrove Farm

**RESOLVED**

It was agreed to email acknowledging their additional planning updates and comment that EPC disagrees with their response.

43 Planning Applications

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

1) REF: 26/00474/HOU 1 Crosby Gardens

Erection of a single storey rear infill extension and first floor side extension

EPC Consultee Comment: No comment

2) REF: 26/00689/HOU New Farm, The Street

Replacement of windows to existing dwelling and replacement of conservatory glazing and roof

EPC Consultee Comment: No comment

3) REF: 2600761/HOU Brick House, Brickhouse Hill

Erection of a covered wooden parking bay over the existing gravel parking area

EPC Consultee Comment: No comment

4) REF: 26/00661/FUL Copse Farm, Brickhouse Hill

Erection of four buildings following demolition of the existing buildings to provide replacement workshop space (Building 12) and new office space (Use Class E) (Buildings 4 and 5) and storage (Use Class B8) (Building 1) on the footprint of former piggery buildings (part retrospective)

EPC Consultee Comment: No comment

44 Exclusion Of Public

**RESOLVED**

That the public be excluded from the remainder of the meeting on the grounds that exempt information, as defined in Schedule 12A of the Local Government Act 1972, relating to negotiations were likely to be disclosed.

45 Contractual Item

As per confidential notes.

There being no further items for discussion the Chairman closed the meeting at 21:34pm.

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

**The next Full Council Meeting will be held on Tuesday 7<sup>th</sup> July 2026.**

**Forward Plan**

| Date                           | Meeting                       |
|--------------------------------|-------------------------------|
| 2 <sup>nd</sup> July 2026      | Open Spaces Committee Meeting |
| 7 <sup>th</sup> July 2026      | Full Council Meeting          |
| 1 <sup>st</sup> September 2026 | Full Council Meeting          |