

MINUTES OF THE MEETING OF **EVERSLEY PARISH COUNCIL** HELD AT CHARLES KINGSLEY SCHOOL AT 7.30pm  
ON **TUESDAY 7<sup>th</sup> September 2021**.

PRESENT: Cllr A McNeil (AM) Chairman  
Cllr D Deane (DD)  
Cllr S Dickens (SD)  
Cllr E Dixon (ED)  
Cllr C Edge (CE)  
Cllr S Hughes (SH)  
Cllr P Todd (PT)

ALSO PRESENT: Tim Davies (HCllr) and J. Routley (Clerk)

*Abbreviations:*

HDC – Hart District Council

HCC – Hampshire County Council

EPC – Eversley Parish Council

**ACTIONS**

- 49 Apologies for Absence  
Apologies were accepted for Cllr K Neville due to work commitments.
- 50 Declarations of Interest  
Cllr Todd declared a pecuniary interest in item 8 ‘Affordable Housing’ as he had offered some of his land for consideration as an affordable housing site.
- 51 Minutes of the Last Meeting  
Receipt of Minutes  
The minutes of the meeting of the Annual Meeting of Eversley Parish Council held on **Tuesday 6<sup>th</sup> July 2021**, had been previously circulated to all Councillors.  
Errors  
Min: 48 para 3 line 2 delete ‘19996’ and replace with ‘1996’.

**RESOLVED**

That with this amendment, the Minutes be approved and signed by the Chairman.

**AM**

- 52 Public Questions and Comments  
Webb’s Corner T. Davis (HCllr) noted that he would like to spend some of his councillor grant on improving the landscaping at Web’s Corner. T. Davis (HCllr) will speak to HCC to try and remove some of the obstacles around arranging this work. He also asked to be made aware of any other issues EPC may have.  
Roundabout by Warbrook House T. Davis (HCllr) commented that this roundabout is in bad condition. It was noted that this had been raised at previous EPC meetings.  
Road Traffic and Safety Working Group T. Davis (HCllr) was invited to join the working group to help address the volume and speed of traffic in the Village.  
Road accidents Residents had contacted the council about concerns about dangerous driving in the Village following 2 separate road accidents which had resulted in the deaths of a dog and a cat. One had taken place on Hollybush Lane and the other on Lower Common.  
Flooding The Chairman will write to T. Davis (HCllr) about outstanding issues.  
The Fielders A resident had contacted EPC to complain that the hedge by The Fielders is very overgrown and obstructing the footway and has not been addressed for the past 2 years. This has already been reported to the landowner who has said they will address it. The Clerk will continue to chase this.  
Abandoned vehicle A vehicle with a SORN has been left on Kingsley road and is causing an obstruction. The Chairman will report this to HDC.

Parking by The Chequers PH It had been noted that vehicles visiting the public house are frequently parking along Chequers Lane and causing an obstruction. This has increased since some of the parking spaces were removed. EPC will write to Peach Pubs to express its concerns and ask for a resolution.

53 Progress on actions

The Clerk had previously circulated a list of progress on actions since 1<sup>st</sup> January 2021.

**RESOLVED**

To note the list and for all to make progress on their actions.

**ALL**

54 Financial report

It was noted that the Audited Annual Return had been received from the External auditors. The Completion of Audit Notice had been published on the website on 4th August 2021 and will remain there for at least 12 months. There were no issues which required a further report. This will be formally accepted and approved by the council at the next meeting.

Schedule of Accounts

The Responsible Financial Officer's reconciliation for June 2021 had been previously circulated along with copies of the bank statements. (See Appendix A)

**RESOLVED**

- The reconciliation for June 2021 was noted.

**RESOLVED**

- To note schedule of payments for August 2021 which had been paid under delegated authority when the Council could not meet. (See Appendix B)

**RESOLVED**

- The reconciliation for July 2021 was accepted. (See Appendix C)

**RESOLVED**

- To authorise the schedule of payments for September 2021 (See Appendix D)
- To cancel the zoom subscription going forward as it was no longer required.

Year to Date

**RESOLVED**

The Year to Date reports for June and July 2021 were accepted. (See Appendix E)

Emergency Spend

To note the costs authorised under delegated powers in an emergency:

1. £250.00 + VAT for Clearing graffiti at Centre Green

55 Decisions made under delegation

**RESOLVED**

To note decisions made under delegated authority when the Council did not meet. (See Appendix F)

56 Affordable Housing

**RESOLVED**

- i) To ratify the working group's criteria for selecting the Registered Provider partner/Housing Association. (See Appendix G)
- ii) To note the virtual meeting of 23rd September at 10.30-12.00 for RP partner/Housing Associations to give presentations and to request that this be recorded to allow other councillors to view.

57 Enforcement

It was noted that enforcement continues to be a real problem as Hart do not appear to be addressing a number of outstanding issues.

**RESOLVED**

To ask Enforcement for an update on progress on the outstanding issues and to finalise arrangements for EPC and Cllr A Crampton (HDC) to meet Hart Enforcement.

**Clerk**

58 Planning Applications

**RESOLVED**

To note receipt of the following and, where appropriate, to forward the comments listed below to HDC or HCC. **Clerk**

Bramshill Quarry Warren Heath, Brickhouse Hill Eversley Hook RG27 0QB (Application Nos. 20/03153/HCC & 21/00052/HCC)

Proposed variation of Conditions 1, 31 and 39 of planning permission 14/00063/CMA and Condition 1 of planning permission 14/00060/CMA so as to allow an extension of time to complete extraction, processing, and to remove plant, machinery and buildings; and to continue to use the conveyor bridge, until June 2026; together with minor amendments to the restoration scheme and submission of the aftercare scheme Bramshill Quarry Warren Heath, Brickhouse Hill Eversley Hook RG27 0QB (Application Nos. 20/03153/HCC & 21/00052/HCC)21/01236/FUL

EPC consultee comment: EPC repeats its previous objections:

Eversley Parish Council strongly objects on the following grounds:

1. The impact of the quarry on the immediate environment has been substantial and highly detrimental to the village: firstly, the very high volume of lorries entering and leaving the site create a hazard to other traffic and, in other parts of the village, to pedestrians. Secondly a stretch of about a half a mile of the B3272, on either side of the quarry entrance, is perpetually covered in a thick layer of mud which obscures all the road signs (including the signs that warn "Caution – mud on the road"). The verges have, over the years, become high banks of mud that wash back on to the road in wet weather. Larger debris is also occasionally deposited on the road by the aggregate lorries, that leads to occasional damage to cars.

The village cannot withstand another five years of this, perhaps increasing, volume of HGV traffic and fouling of roads and verges.

2. The current Hampshire Minerals and Waste Plan defines a "major mineral and waste development" as "All mineral extraction, landfill and hazardous/low-level radioactive facilities, as well as developments, occupying at least a hectare of land and/or having a throughput of 50,000 tonnes per annum."

Paragraph 5.57 states that "The Hampshire Authorities expect all operators to engage with local communities during pre-application discussions on major applications for minerals and waste development."

Policy 14 states "Hampshire Authorities encourage negotiated agreements between relevant minerals and waste developers/operators and a community as a source of funding for local benefits."

The applicant has failed to engage with EPC in any pre-application discussions and failed to offer any additional benefits over and above those associated with previous applications. EPC has numerous parish projects in hand. Many of these projects could be supported by contributions of cash or materials by the applicant. Any such contributions would go a small way to mitigate the enormously adverse impacts on the quality of life of those in Eversley directly affected by an additional three and a half years of intolerable heavy goods vehicle traffic.

In the absence of any engagement by the applicant with the community, EPC is obliged to object to the proposal as being contrary to the spirit and intent of the Hampshire Minerals and Waste Local Plan.

There being no further items for discussion the Chairman closed the meeting at 8.42pm.

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

**The next Full Council Meeting will be held on Tuesday 5<sup>th</sup> October 2021**

**Forward Plan**

Date	Meeting	Draft Items
21 Sep 2021	Open Spaces Committee	
5 Oct 2021	Full Council	

## Appendix A

<b>Eversley Parish Council</b>	<b>Bank Reconciliation</b>					
<b>30th June 2021</b>						
<b>Prepared by</b>		<b>J. Routley, Clerk/RFO</b>				
<b>Date</b>						
<b>Approved by</b>		<b>A. McNeil, Chairman</b>				
<b>Date</b>						
<b>Approved by</b>		<b>Councillor</b>				
<b>Signed</b>						
<b>Date</b>						
<b>Current Account No.</b>	<b>37685868</b>					
<b>Brought forward</b>	<b>as at 31st May 2021</b>					
<b>as per Bank Statement</b>	<b>Lloyds sheet</b>					
						51,907.91
<b>Chq No./Bacs date/ref</b>	<b>Payee</b>	<b>Description</b>	<b>Invoice no.</b>	<b>Net Amount</b>	<b>VAT</b>	<b>Total</b>
02-May-2021/charge card	Zoom Video Communications Inc.	Monthly Zoom subscription	nv83752597	11.99	2.40	-14.39
19-May-2021/charge card	Keep Britain Tidy	Gloves for community litter pick	1783	44.17	8.83	-53
05-May-2021/charge card	Lloyds	Annual fee for charge card		32.00	0.00	-32
02-Jun-2021	BT Group	Monthly office phone costs		38.64	0.00	-38.64
03-Jun-2021	Staff	Salaries - May		1,538.99	0.00	-1,538.99
03-Jun-2021	J Routley, Clerk	Expenses/Admin - May		11.70	0.00	-11.70
03-Jun-2021	Hampshire Pension Fund	May contribution		404.58	0.00	-404.58
03-Jun-2021	Nick Robins Ltd	Grounds Maintenance - May	13823	1,025.00	205	-1,230.00
03-Jun-2021	Basingstoke Skip Hire	Skip Hire - May	484682	72.68	14.54	-87.22
03-Jun-2021	S. Hughes	Litter Pick day provisions		43.74	0.00	-43.74
03-Jun-2021	Hampshire County Council	CKS Hall Hire invoiced quarterly	3611359035	150.00	0.00	-150.00
03-Jun-2021	Simple Creative Marketing	In memoriam updates	SCM0657	50.00	10	-60.00
03-Jun-2021	Amazon Payments UK Limited	Litter pickers for volunteer lower common	DS-ASE-INV-GB-2021-3261	10.47	2.1	-12.57

03-Jun-2021	Amazon Payments UK Limited	green paper	INV-GB-113886471-2021-37083	3.32	0.67	-3.99
03-Jun-2021	Amazon Payments UK Limited	printer paper	AEU-INV-GB-2021-223404218	5.78	1.16	-6.94
03-Jun-2021	Amazon Payments UK Limited	paper for ERB	INV-GB-135346711-2021-32125	11.62	2.33	-13.95
03-Jun-2021	Amazon Payments UK Limited	First Aid kit for litter pick event	DS-ASE-INV-GB-2021-11051895	19.62	3.93	-23.55
03-Jun-2021	Amazon Payments UK Limited	Black sacks for litter pick event	AEU-INV-GB-2021-231856424	23.45	4.7	-28.15
03-Jun-2021	Amazon Payments UK Limited	Hi vis vests for litter pick event	INV-GB-833843155-2021-11796	50.27	10.12	-60.39
03-Jun-2021	Paragon Internet Group	email hosting 20/6/2021-19/6/2022	6421949	37.90	7.58	-45.48
03-Jun-2021	Amazon Payments UK Limited	Litter pickers for litter pick event	INV-GB-1124431795-2021-27638	48.72	9.75	-58.47
03-Jun-2021	Amazon Payments UK Limited	Litter Picker for M Hayward	INV-GB-1124431795-2021-28357	16.66	3.33	-19.99
21-Jun-2021	Lloyds	Bank Charges	342120637	7.85	0.00	-7.85
<b>Lodgements</b>			<b>Invoice no.</b>			
01-Jun-2021	Funeral Services Limited	Memorial C27	B002/2021-2022	115.00		115.00
<b>Total movement</b>	<b>as per cashbook</b>					<b>48,077.32</b>
<b>Unpresented cheques/payments</b>	<b>as at 30th June 2021</b>					
<b>Chq no.</b>						
02-June-2021/chargecard	Zoom Video Communications Inc.	Monthly Zoom subscription	INV100306049	14.39		
<b>Bank Balance as at</b>	<b>30th June 2021 as per Sheet</b>					48,077.32
<b>Balance Reserve Account</b>	<b>38770268</b>					82,742.05
	09-Jun-2021	Interest				<u>0.49</u>
						82,742.54
<b>Total funds held by EPC</b>	<b>as at 30th June 2021</b>					<b>130,819.86</b>
<p>1 It was noted that the Litter Picker only worked 20 hours in June, due to broken equipment, and therefore did 30 hours in July to make an average of 25 hours and was paid 25 hours for each month.</p>						

## **Appendix B**

<b>Eversley Parish Council</b>			
<b>Payments for approval 3.8.2021</b>			
<b>The invoices listed have been examined, verified and certified by the Responsible Financial Officer</b>			
<b>Prepared by</b> _____ <b>J Routley, Clerk/RFO</b>			
<b>Date</b>			
<b>Approved by</b> _____			
<b>A McNeil, Chairman</b>			
<b>Date</b>			
<b>Approved by</b> _____			
<b>Councillor</b>			
<b>Signed</b> _____			
<b>Date</b>			
<b>Payee</b>	<b>Invoice no.</b>	<b>Description</b>	<b>Amount</b>
Lloyds Bank	345155157	Bank fees	7.85
BT Group		Monthly office phone costs	38.64
Staff		Salaries - July	1,528.13
J Routley, Clerk		Expenses/Admin - July	121.05
Hampshire Pension Fund		July Contribution	400.14
Nick Robins Ltd	13871	Grounds Maintenance - July	1,230.00
Basingstoke Skip Hire	489995	Skip hire July	87.22
Royal Mail Group Ltd	1802387156	PO Box Annual Renewal	360.00
PKF Littlejohn LLP	SB20210096	Annual External Audit Fees	360.00
Zoom Video Communications Inc.	INV100306049	Monthly Zoom subscription	14.39
	<b>TOTAL</b>		<b><u>4,147.42</u></b>

## Appendix C

<b>Eversley Parish Council</b>	<b>Bank Reconciliation</b>					
<b>31st July 2021</b>						
<b>Prepared by</b>		<b>J. Routley, Clerk/RFO</b>				
<b>Date</b>						
<b>Approved by</b>		<b>A. McNeil, Chairman</b>				
<b>Date</b>						
<b>Approved by</b>		<b>Councillor</b>				
<b>Signed</b>						
<b>Date</b>						
<b>Current Account No.</b>	<b>37685868</b>					
<b>Brought forward</b>	<b>as at 30th June 2021</b>					
<b>as per Bank Statement</b>	<b>Lloyds sheet</b>					
						48,077.32
<b>Chq No./Bacs date/ref</b>	<b>Payee</b>	<b>Description</b>	<b>Invoice no.</b>	<b>Net Amount</b>	<b>VAT</b>	<b>Total</b>
02-June-2021/chargecard	Zoom Video Communications Inc.	Monthly Zoom subscription	INV89365451	11.99	2.40	<b>-14.39</b>
02-Jul-2021/direct debit	BT Group	Monthly office phone costs		38.64	0.00	<b>-38.64</b>
07-Jul-2021	Staff	Salaries - June		1528.13	0.00	<b>-1,528.13</b>
07-Jul-2021	J Routley, Clerk	Expenses/Admin - June		9.90	0.00	<b>-9.90</b>
07-Jul-2021	Hampshire Pension Fund	June Contribution		400.14	0.00	<b>-400.14</b>
07-Jul-2021	Nick Robins Ltd	Grounds Maintenance - June	13844	1025.00	205.00	<b>-1,230.00</b>
07-Jul-2021	Nick Robins Ltd	Bench Cross Green	13851	195.00	39.00	<b>-234.00</b>
07-Jul-2021	Nick Robins Ltd	Notice board repair and Dragon's teeth repair Cross Green	13845	186.00	37.20	<b>-223.20</b>
07-Jul-2021	Basingstoke Skip Hire	Skip Hire - June	487373	97.45	19.49	<b>-116.94</b>
07-Jul-2021	HMRC	Apr-Jun		1471.88	0.00	<b>-1,471.88</b>
07-Jul-2021	Simple Creative Marketing Limited	Web SSL and Hosting until 31.5.2022	SCM0683	199	39.80	<b>-238.80</b>



## Appendix D

<b>Eversley Parish Council</b>					
<b>Payments for approval 7.9.2021</b>					
<b>The invoices listed have been examined, verified and certified by the Responsible Financial Officer</b>					
<b>Prepared by _____ J Routley, Clerk/RFO</b>					
<b>Date</b>					
<b>Approved by _____ A McNeil, Chairman</b>					
<b>Date</b>					
<b>Approved by _____ Councillor</b>					
<b>Signed</b>					
<b>Date</b>					
<b>Payee</b>	<b>Invoice no.</b>	<b>Description</b>	<b>Net Amount</b>	<b>VAT</b>	<b>Total</b>
Lloyds Bank	347749926	Bank Fees	7.00	0.00	7.00
BT Group	M124JD	Monthly office phone costs	38.64	0.00	38.64
Staff		Salaries - Aug	1,527.93	0.00	1,527.93
J Routley, Clerk		Expenses/Admin - Aug	5.40	0.00	5.40
Hampshire Pension Fund		August contribution	400.14	0.00	400.14
Nick Robins Ltd	13901	Grounds maintenance - Aug	1,098.00	0.00	1,098.00
Nick Robins Ltd	13907	Clearing graffiti at Centre Green	250.00	50.00	300.00
Basingstoke Skip Hire	492607	Skip hire Aug	77.78	15.56	93.34
Amazon Payments UK Limited	GB1POUAHAEUI	Litter picker for Litter picker as broken	22.06	4.41	26.47
Zoom Video Communications Inc.	INV105407197	Monthly Zoom subscription	11.99	2.40	14.39
Hampshire County Council	3611396889	CKS Hall Hire invoiced quarterly	150.00	0.00	150.00
Playscene Ltd	2061	Playground repairs as per quote GPQ2101	1797	359.4	2,156.40
	<b>TOTAL</b>				<b><u>5,817.71</u></b>

## Appendix E

<b>Year to Date</b>			
at 30th Jun 2021			
	<b>FY 21-22</b>	<b>Budget 21-22</b>	<b>% of budget used</b>
	<b>YEAR</b>		
	<b>to date</b>		
<b>Income</b>			
Precept (split into 2 payments)	39,488.50	78,977	
HDC Council Tax Support Grant	0.00	0	
Bank Interest (on reserve acc)	1.05	10	
Garden Plot Rents	646.00	518	
S106 Funds	0.00	0	
Burial Ground Fees	345.00	1,500	
Donations/Grants	2,560.20	2,560	
other income	0.00	0	
Insurance claim	0.00	0	
VAT Reclaim	0.00		
<b>Sub Total</b>	<b>43,040.75</b>	<b>83,565</b>	
<b>Expense</b>			
Staff Remuneration + Pension +HMRC	7,481.24	29,367	25.5
Admin/Office Costs	526.30	2,383	22.1
Hall Rental	150.00	550	27.3
Chair/Cllr Expenses	43.74	500	8.7
Bank Charges	53.85	120	44.9
Subscriptions/Publications	754.94	1,750	43.1
Insurance/Audit Fees	1,848.47	2,500	73.9
Election costs (every 4 years unless by-election called)	0.00	0	0.0
<b>Admin Sub Total</b>	<b>10,858.54</b>	<b>37,170</b>	29.2
Grounds Maintenance	3,055.00	13,120	23.3
Repairs/Maintenance	0.00	6,000	0.0
conservation volunteers	0.00	517	0.0
Tackling Flooding	0.00	1,550	0.0
Tree Work	175.00	3,400	5.1
Tree Survey	0.00	2,000	0.0
Waste Management	270.71	1,429	18.9
Annual Playground Inspection	0.00	360	0.0

EPC projects + new equipment	547.66	8,000	6.8
Bus Shelters	0.00	0	0.0
Payback team	0.00	2,161	0.0
Clearing allotments	0.00	450	0.0
Emergency Plan	0.00	0	0.0
Neighbourhood Plan consultation	0.00	5,000	
<b>OS Sub Total</b>	<b>4,048.37</b>	<b>43,987</b>	9.2
Website	87.90	408	21.5
Training	0.00	500	0.0
Grants	0.00	1,500	0.0
Section 137 Payments/now GPC and not a limit	0.00	0	0.0
VAT	841.83		
<b>Sub Total</b>	<b>929.73</b>	<b>2,408</b>	38.6
	<b>15,836.64</b>	<b>83,565</b>	19.0
<b>Income - Expenditure</b>	<b>27,204.11</b>	<b>0</b>	
Funds carried over from Current Account	70,859.87	70,860	
Funds carried over from Reserve Account	32,741.49	32,741	
Plus Income-expenditure	27,204.11	0	
Outstanding Cheques not cashed	14.39		
<b><u>Total Funds remaining</u></b>	<b><u>130,819.86</u></b>	<b><u>103,601</u></b>	-
<b>Earmarked Reserves</b>			
6 months running costs	24,425		
Project: Village Signs	12,000		
Project: New Play Area Cross Green	30,000		
<b>Total Earmarked Reserves (Total Reserves-Earmarked)</b>	<b>66,425</b>		
<b>Funds Remaining after Earmarked Reserves</b>	<b>64,395</b>		
<b>Year to Date</b>			
at 31st Jul 2021			

	<b>FY 21-22</b>	<b>Budget 21-22</b>	<b>% of budget used</b>
	<b>YEAR</b>		
	<b>to date</b>		
<b>Income</b>			
Precept (split into 2 payments)	39,488.50	78,977	
HDC Council Tax Support Grant	0.00	0	
Bank Interest (on reserve acc)	1.73	10	
Garden Plot Rents	646.00	518	
S106 Funds	0.00	0	
Burial Ground Fees	1,090.00	1,500	
Donations/Grants	2,560.20	2,560	
other income	0.00	0	
Insurance claim	0.00	0	
VAT Reclaim	0.00		
<b>Sub Total</b>	<b>43,786.43</b>	<b>83,565</b>	
<b>Expense</b>			
Staff Remuneration + Pension +HMRC	10,828.64	29,367	36.9
Admin/Office Costs	627.59	2,383	26.3
Hall Rental	150.00	550	27.3
Chair/Cllr Expenses	91.84	500	18.4
Bank Charges	61.70	120	51.4
Subscriptions/Publications	766.93	1,750	43.8
Insurance/Audit Fees	1,848.47	2,500	73.9
Election costs (every 4 years unless by-election called)	0.00	0	0.0
<b>Admin Sub Total</b>	<b>14,375.17</b>	<b>37,170</b>	<b>38.7</b>
Grounds Maintenance	4,080.00	13,120	31.1
Repairs/Maintenance	381.00	6,000	6.4
conservation volunteers	0.00	517	0.0
Tackling Flooding	0.00	1,550	0.0
Tree Work	175.00	3,400	5.1
Tree Survey	0.00	2,000	0.0
Waste Management	368.16	1,429	25.8
Annual Playground Inspection	0.00	360	0.0
EPC projects + new equipment	629.51	8,000	7.9
Bus Shelters	0.00	0	0.0
Payback team	0.00	2,161	0.0
Clearing allotments	0.00	450	0.0
Emergency Plan	0.00	0	0.0
Neighbourhood Plan consultation	0.00	5,000	

<b>OS Sub Total</b>	<b>5,633.67</b>	<b>43,987</b>	12.8
Website	286.90	408	70.3
Training	45.00	500	9.0
Grants	50.00	1,500	3.3
Section 137 Payments/now GPC and not a limit	0.00	0	0.0
VAT	1,210.10		
<b>Sub Total</b>	<b>1,592.00</b>	<b>2,408</b>	66.1
	<b>21,600.84</b>	<b>83,565</b>	25.8
<b>Income - Expenditure</b>	<b>22,185.59</b>	<b>0</b>	
Funds carried over from Current Account	70,859.87	70,860	
Funds carried over from Reserve Account	32,741.49	32,741	
Plus Income-expenditure	22,185.59	0	
Outstanding Cheques not cashed	64.39		
<b><u>Total Funds remaining</u></b>	<b><u>125,851.34</u></b>	<b><u>103,601</u></b>	-
<b>Earmarked Reserves</b>			
6 months running costs	24,425		
Project: Village Signs	12,000		
Project: New Play Area Cross Green	30,000		
<b>Total Earmarked Reserves (Total Reserves-Earmarked)</b>	<b>66,425</b>		
<b>Funds Remaining after Earmarked Reserves</b>	<b>59,426</b>		

## Appendix F

### DELEGATED AUTHORITY DECISIONS

TYPE	DATE		DECISION
planning		21/01744/FUL for Formation of agricultural field access at Eversley Sign, Eversley Road, Yateley, Hampshire,	
			Eversley Parish Council notes that the application site is restricted to the very small area needed to create a way through the hedge-line. However, if this is to be used as an agricultural access, it is for the whole of the agricultural land that it serves. Eversley Parish Council requests that the red line is amended so that the "planning unit" is the whole site.
			Eversley Parish Council notes that access to the site is currently from Love Lane, but that this is allegedly overgrown. Since the applicant is responsible for the maintenance of the hedge on their side of Love Lane, at least 50% of any perceived obstruction is due to their own failure. It would be better to restore the historic access than to have slow farm machinery accessing and emerging from a field gate directly onto a busy main road. HCC as Highway Authority will have a view on the safety impacts of such traffic.
			As an agricultural access, for occasional use only, Eversley Parish Council can see no reason why it is so wide that two very large tractors could pass each other in the gateway. The illustrative drawings of turning movements show no need for an access that is six metres wide, instead of three.
			If a new three metre wide access were to be granted, Eversley Parish Council requests that the existing gateway onto Love Lane is abandoned and stopped off by planting additional hedgerow to match the existing.
finance	4.8.2021	Approving payments for August	approved
finance	5.8.2021	approving to remove graffiti at a cost of £300	approved
planning	27.8.2021	21/01899/HOU for Demolition of domestic garage and erection of a replacement garage with ancillary residential accommodation at Up Green Farm , Up	No comment

		Green, Eversley, Hook, RG27 0PB	
planning	24.8.2021	21/01670/FUL   Change of use of land to a gypsy caravan site comprising of four pitches   Land On The North Side Reading Road Eversley Hook Hampshire	
			Eversley Parish Council objects to this application on the following grounds:
			Policy H5 Gypsies, Travellers and Travelling Show people Sites, of the Hart Local Plan 2032 requires applicants to demonstrate that their proposal meets 10 criteria before the Local Planning Authority can support the application. Eversley Parish Council is convinced that this proposal fails to meet at least 5 of those 10 criteria; considers that there is inadequate evidence to demonstrate that 2 of the remaining 5 criteria can be met; and, therefore, concludes that the application should be refused.
			Criterion a.
			The site is located in the open countryside, so the applicant is required to demonstrate a need for the development and to demonstrate that the size/capacity of the site can be justified in the context of the need demonstrated.
			When the applicant sought planning permission for a proposed caravan site for two gypsy families on part of his twenty-acre site off Wokingham Road, Finchampstead in 2009 (09/00664), he produced evidence of why the two families needed to leave the Easthampstead Mobile Home Park. On this occasion he merely refers to the Hart District Council's Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA) 2017, which identifies a need for 23 pitches additional pitches before 2034. There is no reason given for why the four families named in the application are in need of a site; why that site needs to be in Hart; or why that site needs to be in Eversley.
			The Bracknell Forest GTAA, which addresses the future needs of the Frankham family, concludes that 'the overall cultural need [to2036] is 10 pitches and the PPTS [Planning Policy for Traveller Sites] need is fully addressed. The study has also noted a potential capacity for up to 18 additional pitches on existing sites.' That GTAA is assumed to have only looked at the potential additional pitches that could be made available on Council owned sites. It would not have made any assessment of the potential for the applicant's own permitted site of two static mobile homes and one trailer caravan to accommodate additional pitches by intensification

			or extension. However, Bracknell Forest has demonstrated a capacity to accommodate both of the Frankham children's needs for accommodation.
			The applicant has failed to provide any information about the specific needs of the other two families that the proposal is designed to meet ' where they are from; whether they have access to existing pitches; whether they are gypsies, travellers or travelling showmen; whether they are non-PPTS; etc.
			Hart District Council have committed to submit a Gypsy and Traveller Development Plan Assessment for examination by the Planning Inspectorate within the next four months. However, it should be noted that this application is not to meet any of the shortfall in sites or pitches within Hart identified in the District Council's GTAA of March 2020. The immigration of four families with families or the intention of starting families places increased pressure on Hart District, rather than reducing demand.
			Regardless of the lack of information offered in support of an alleged need for these four pitches, there is no evidence to support the very large area of the application site sought for the needs of only four pitches, nor for the 'dead land', which is neither allocated for pitches nor retained for agricultural use.
			Criterion b.
			The application has failed to demonstrate that the potential occupants are recognised as Gypsies, Travellers or Travelling Showpeople.
			Whilst the applicant has been recognised by Bracknell Forest Borough Council as PPTS compliant, there is no evidence that his sons have anything more than a desire to return to a travelling lifestyle. As stated above, there is no information about the other two families to support any inference that they qualify as gypsies, travellers or travelling showpersons.
			Criterion c.
			The applicant has failed to demonstrate that either the local school or the local medical services have spare capacity that can be accessed by the potential occupants.

			<p>Charles Kingsley's (Church of England Supported) Primary School is rated as 'Outstanding' by Ofsted and is, therefore, very popular. There are long waiting lists for the registration of new pupils and there are, certainly, no guarantees that the children of current residents of Eversley and Bramshill will be accepted, let alone those of families moving into the village. This is amply illustrated by the fact that there currently are no spaces available in year groups R ' 4 and only one in each of years 5 and 6.</p>
			<p>Both local medical practices, in Yateley and Finchampstead, have very limited capacity for new patients' registrations. There is no reason to assume that any new residents would be able to rely on registration at either practice.</p>
			<p>Criterion d.</p>
			<p>The proposal will have an adverse impact upon local amenity and the application fails to demonstrate that this would be acceptable. The proposal will have an adverse impact on the natural environment, which, simply, cannot be shown to be acceptable.</p>
			<p>Local amenity is, by its very nature, a subjective issue. The number of objections based on the perceived adverse aspects of the proposal suggests that the applicant has failed to engage with local residents to try to overcome their legitimate concerns.</p>
			<p>The whole of the applicant's site is registered as a Site of Importance for Nature Conservation (SINC). Only 9% of Hampshire land is designated as a SINC and this recognises that the site is one of Hampshire's most important wildlife sites. It is wholly inappropriate for the applicant to conclude that 'There is no impact on the natural environment due to all trees being retained.' The whole site is important because it is unimproved meadow land. The importation of materials to create hard-standings and to construct bases for new buildings; the risks of pollution by fuels, oils and other waste; and, the increased disturbance from human occupation will all adversely affect the natural environment through changes to the pH values of the soils and to disturbance to the existing flora and fauna. The applicant has offered no protection or enhancement of the rest of his site or any other land as potential mitigation for the damage that the proposal will cause.</p>
			<p>Criterion e.</p>
			<p>The proposal cannot be adequately serviced with sewage disposal facilities.</p>

			<p>There is a sewage discharge pipe that used to serve 12 houses on Reading Road and conveyed sewage across the fields to a treatment works beside the Blackwater River on Longwater Road, Eversley Cross. When a further 50 houses were built at Kingsley Road, they required a sewage pre-treatment plant on the site of what is, now, Westward Ho, so that their sewage could be pumped along the near horizontal pipe to Longwater Road. Since then, the pre-treatment plant has been demolished and a further 21 houses have been constructed ' all reliant on the original pipework. Unsurprisingly, untreated waste and a lack of flow leads to frequent siltation and blockages to the old pipeline. This has resulted in numerous cases of the manhole covers being blown off and raw sewage pouring out over gardens and farmland. The broken and disrupted joints in the old pipework allow the ingress of ground water, increasing the work required of the pumps at Longwater Road and leading to situations of overload, causing additional backing-up, especially during excessively wet weather.</p>
			<p>The application offers no solution to the question of sewage disposal, since there is neither capacity in the existing system, nor, as noted below (at Criterion j.), any viable alternative system based on soak-aways.</p>
			<p>Criterion h.</p>
			<p>The site has no safe and convenient access to the highway network. The applicant is unable to demonstrate that he has any legal right of way across a third party's land between his site and the public highway. He is relying on an historical use of the track to access the field for agricultural purposes only and assumes that he can, unilaterally, upgrade that presumptive right of way to that of a residential access at no cost to himself and at no benefit to the landowner. He states that he is unaware of who owns the track. However, that is no reason to assume that he can simply take access rights that the land has never enjoyed. Ownership is not strictly a planning matter, but if the planning authority was to grant permission for the development, it would be unable to count those as new units of accommodation, because they cannot legally be accessed for residential purposes. These include the provision of access for the proposed large static and mobile caravans and for utility and emergency service vehicles.</p>
			<p>Criterion j.</p>
			<p>The site is located in an area of high risk of flooding as defined by the District's SFRA.</p>

			<p>There are numerous references in the HDC Strategic Flood Risk Assessment, of December 2016, to the problems of groundwater flooding in Eversley Centre (tenth worst site in the District). This is due to the relatively large catchment areas to the south of Eversley, which feed into narrow water courses between the high plateau gravel areas and the wide river valley. There have been repeated incidents of flooding at the junction of Kingsley Road and the Reading Road; in Westward Ho; and, at the Coach House. The very shallow slope down to the Blackwater River and the very high natural water-table restrict the rate at which storm water can be dissipated, leading to flooding incidents. It is a known Flood Problem Area. Figure 8.2 of the SFRA confirms that the site is an area susceptible to groundwater flooding with the potential for groundwater flooding to occur at the surface.</p>
			<p>Figure 14.1 of the SFRA shows graphically the 'Infiltration SuDS suitability' within the Blackwater Valley. The application site is in an area where 'very significant constraints are indicated.' The applicant has failed to refer to the District's SFRA but has only cited the Environment Agency's Flood Zone mapping, which restricts itself to mapping fluvial (river) flooding. Incidentally, Eversley Parish Council refutes the consultee comment made by Hart District Council's Drainage Officer, who has mistaken EA Flood Zoning as a measure of surface water flooding instead of fluvial flooding.</p>
			Other comments
			<p>Given the controversial nature of this application, Eversley Parish Council requests that it is referred to the Planning Committee for decision.</p>
			<p>If, despite the clear reasons for refusal expressed above, the Local Planning Authority is minded to grant permission, Eversley Parish Council requests that, in addition to all the normal conditions, the permission is:</p>
			<ul style="list-style-type: none"> <li>- subject to a legal agreement between the applicant and a body such as the Hampshire Biodiversity Information Centre (HBIC) that the entirety of the rest of the applicant's landholding is managed for the protection and enhancement of its nature conservation value;</li> </ul>
			<ul style="list-style-type: none"> <li>- subject to a condition preventing any of the site from being used for any business use;</li> </ul>
			<ul style="list-style-type: none"> <li>- subject to conditions restricting occupation only to eligible PPTS families and to a maximum of four family units; and</li> </ul>
			<ul style="list-style-type: none"> <li>- subject to a Grampian condition requiring Thames Water to upgrade the existing inadequate sewerage system to be able to cope with the additional load prior to the occupation of any unit.</li> </ul>

## **Appendix G**

### **Criteria for selection of Registered Provider Partner/Housing Association for Affordable Housing project.**

- What is the HA's track record of, and policy for, managing tenants who are anti-social or break the terms of their tenancy?
- What is the HA's track record and experience of developing rural exception housing in the District?
- What is the HA's track record for managing its stock in the area
- Is the HA willing to consider social rents that are accessible to households on different incomes?
- How much stock does the housing association already have in the area?
- Is the PC happy with how the HA has managed its stock in the area?
- Is the HA local or does it have a regular local presence – in particular housing officers who visit the area frequently?
- Will the HA provide a named individual who can be contacted if problems occur?
- How does the HA handle a tenant's problem. How quickly will they receive help and advice?
- Can the HA offer anything additional e.g. environmental designs that increase energy efficiency?
- Does the HA have the capacity and resources to support an application and deliver a site?
- Is the HA willing to consult the PC on design elements?