

EWSHOT PARISH COUNCIL

**THE MINUTES OF THE MEETING OF EWSHOT PARISH COUNCIL
HELD ON MONDAY 14 SEPTEMBER 2026 AT 7 PM
IN THE VILLAGE HALL**

Present: Cllr G Bredin (Chairman), Cllr E Jennings (until 7.30pm) and Cllr D Morgan-Jones and Cllr H Reeves (from item 26/140).

In Attendance: Cllr Alan Oliver (Hampshire County Council – HCC). Alison Ball (Clerk). One member of the public.

Councillor Bredin signed his declaration of acceptance of office of Chairman, as agreed at the meeting on 1 June.

26/132	Apologies for Absence
	Cllr C Turner (Ewshot Parish Council – EPC).
	Cllr T Collins (Hart District Council – HDC).
26/133	Approval of the Minutes of the meeting of Ewshot Parish Council held on 13 July 2026
	RESOLVED: To approve the Minutes of the meeting of Ewshot Parish Council held on 13 July 2026.
26/134	Review of the Actions/ Issues Log
	The Actions/ Issues Log was reviewed and updated.
26/135	Announcements from Chairman, Clerk and Members’ Questions
	None.
26/136	Declaration of Interests and Requests for Dispensations
	The Chairman declared an interest in item 9(a), planning application 26/01456/PIP Land at Keepers Cottage, as a close friend of the applicant. He took no part in the discussion or decision on this item.
	Cllr Jennings declared an interest in item 23, Application for a Grant from Ewshot Theatre Company, as a member of the Company. She had left the meeting by the time this item was considered and therefore took no part in the discussion or vote.

26/137	Public Participation
	None.

26/138	Co-option of a Councillor
	RESOLVED: That Holly Reeves be co-opted as a Councillor for Ewshot Parish Council. Following approval, Holly Reeves signed her declaration of acceptance of office and took part in the remainder of the meeting as a Councillor.

26/139	District and County Council Report
	The Chairman welcomed Cllr Alan Oliver to the meeting. Councillor Oliver was the Councillor for Fleet on HDC, holding the Cabinet Portfolio for Development Management, Parking Waste Services and Chair of the Development Management Committee (planning). He was also the County Councillor for Church Crookham and Ewshot. In addition he was a Fleet Town Councillor, sat on the Hampshire Police and Crime Panel and had been involved in Local Government Reorganisation. Prior to the meeting Cllr Oliver had checked the outstanding highways issues, specifically pot holes, for Ewshot and he had not found anything that had been on the system for an unusually long period. He had also checked for planning applications and had not found many relevant to Ewshot. He advised that the first consultation on the HDC Local Plan would be published on 15 October. This would contain the details of sites put forward for potential development but no decision had yet been made on where to accommodate the additional homes needed due to the revised targets required by central Government. It was noted that any applications for sites over 150 houses could be called in by the Government for decision, taking the decision away from HDC. Cllr Oliver advised he was unaware of any large development sites in Ewshot but there may be smaller sites, even some potential Rural Exception Sites. Cllr Oliver went on to advise that there were plans in place for new recycling facilities in Eastleigh which would allow plastics not currently allowed in the recycling bins (such as yoghurt pots and fruit punnets) to be included but this was not due to be operational until 2028. Until that time these plastics could be taken to specific sites where they would be taken away for recycling. Cllr Oliver confirmed that the community grant schemes were still accepting applications as were the councillor grant schemes at HCC.

	Cllr Oliver invited the Parish Council to copy him on any correspondence regarding issues that were struggling to reach a resolution. (NOTE: The Chairman moved this item down the agenda during the meeting.)
--	--

26/140	Planning
	(a) 26/01456/PIP Land at Keepers Cottage, Farnham Road Erection of 5 Dwellings. RESOLVED: To submit the following objection to the planning application: Ewshot Parish Council objects to this application and respectfully requests that Hart District Council refuse Permission in Principle. The Parish Council's principal concern is that this proposal would introduce five new dwellings into the open countryside, outside the defined settlement boundary. The Council considers that allowing housing development in such locations would undermine the purpose of the District's spatial strategy and lead to the gradual erosion of the distinction between settlements and the countryside. The Parish Council recognises Hart's current housing land supply shortfall and the consequent presumption in favour of sustainable development. However, this should not be interpreted as an automatic presumption in favour of residential development wherever a site can accommodate housing. The location and sustainability of each proposal must still be properly considered. Importantly, the applicant's own Planning Statement acknowledges that the site is “not in a highly sustainable location” and that there will be reliance on the private car. The Parish Council considers this particularly significant. The fact that Fleet and other services can be reached by car does not make this a genuinely sustainable location for new housing. The A287 and highway safety The site is accessed from the A287, a busy major road carrying significant traffic through Ewshot. The Parish Council has concerns about the safety of vehicles entering and leaving the site, particularly given the speed and volume of traffic on the A287. Adding five new homes would inevitably increase the number of vehicle movements entering and exiting the site. The Parish Council does not consider that the convenience of accommodating these additional vehicle movements on an already busy road should be treated as insignificant.

The location also means that residents are likely to be heavily reliant upon private cars for everyday journeys, further undermining the claim that the development represents a sustainable pattern of development.

Countryside and cumulative development

The Parish Council is concerned that the proposal would contribute to the incremental expansion of residential development into the countryside. The fact that there are already houses in the vicinity does not mean that the land has ceased to be countryside or that further residential development should automatically be accepted. If individual sites outside settlement boundaries are permitted simply because they are close to existing houses, the cumulative effect will be a gradual erosion of the settlement boundary and the rural character of Ewshot.

The Parish Council also recognises that the applicant describes the site as previously developed land. However, this does not in itself make residential development acceptable. The site's countryside location, accessibility and relationship with the existing settlement must still be considered.

Planning balance

The Parish Council accepts that the provision of five additional homes would make a small contribution towards Hart's housing requirement. However, that benefit must be weighed against the conflict with the established spatial strategy, the countryside location, the reliance on private cars and the additional traffic movements onto the A287.

The housing land supply position should not be used to justify development in an inappropriate location simply because the development is relatively small. The Parish Council therefore considers that the proposal would represent an unsustainable form of development in the countryside, contrary to the principles of the Hart Local Plan and the objective of directing new development towards appropriate and sustainable locations.

Environment

The applicant's own ecology report puts the site only 678 metres from the Thames Basin Heaths SPA. They accept that SANG and SAMM mitigation is required, but propose dealing with the legal agreement at Technical Details Consent. Government guidance says the Appropriate Assessment needs to happen before Permission in Principle is granted where significant effects may arise. Has the

mitigation actually been legally secured and has the Appropriate Assessment been completed? If not, we do not believe PiP should be granted yet.

Furthermore, we would ask the Council to take account of its own waste consultee's concerns regarding the absence of a waste collection strategy, bin presentation points and, if relevant, a swept-path analysis for a 26-tonne refuse vehicle.

Ewshot Parish Council respectfully requests that Hart District Council refuse Permission in Principle for application 26/01456/PIP.

Whilst Ewshot Parish Council maintains its objection to this proposal, should Permission in Principle be granted, the Parish Council would expect Hart District Council to consider an appropriate and proportionate Section 106 contribution for the benefit of Ewshot Parish at the relevant stage of the planning process. Given the additional demand that five dwellings would place on local community facilities, the Parish Council considers that any appropriate parish-level contribution should be directed towards local leisure, recreation and open-space facilities in Ewshot, including the recreation ground, children's play facilities, tennis court or Village Hall. The Parish Council would welcome the opportunity to identify the most appropriate local project when the contribution is being considered.

(b) Additional planning applications received after publication of the Agenda

The Parish Council noted the pre-application 26/01384/PREAPP for Woodlands, Fox Way. It was agreed to not submit any comments at this stage but monitor the planning portal for the response by HDC and use this to help inform a response should a full planning application be submitted.

The pre-application 26/00969/PREAPP for 6–8 dwellings at Beacon Hill Farm was also noted, including the comment from Thames Water regarding an inability of the existing sewage treatment works infrastructure to accommodate the needs of the proposed development.

It was noted that the planning application for the noise monitoring mast at the Recreation Ground had been approved. It was unclear what the next steps would be on this project and Cllr Turner would liaise with the Airport on this.

26/01423/HOU Silverwood, Church Lane – Erection of single storey front extensions to the front and a new double garage; creation of an additional storey with a new pitched roof and installation of pitched roof dormers to the new roof. The application had been received too late for inclusion on the agenda but it was agreed to consider it due to the response deadline of 30 September 2026.

	RESOLVED: That a comment of no objection be submitted. (NOTE: Cllr Bredin declared an interest in the planning application for Keepers Cottage as a close friend of the land owner. He took no part in the debate or decision on this application.)
--	--

26/141	Highways Issues
	At the last meeting it had been agreed to write to Hampshire Highways setting out the concerns of the Parish Council associated with the continuing number of serious road traffic accidents at the Doras Green Lane/Heath Lane junction and surrounding rural roads. Before the letter could be sent a member of the public had shared a letter from Hampshire Highways that they had received in response to a letter they had sent outlining many of the same issues the Parish Council intended to raise. This response from Hampshire Highways dismissed most of the points and it was felt there would be no point in sending the Parish Council letter to get a similar response. In order to build up the evidence of the incidents at this location freedom of information requests had been sent to the emergency services requesting the details of all incidents recorded at or near the crossroads. Responses had been received and all incidents had been added to the record being kept by the Parish Council.

26/142	Speed Indicator Device Replacement
	The Parish Council discussed the continued failure of the Speed Indicator Device despite the recent repair. The data previously produced by the SID showed that the majority of vehicles travelled within the speed limit on Church Lane. The Parish Council considered whether the SID may nevertheless have a preventative benefit by reminding drivers of the speed limit. The approximate cost of a replacement SID was noted as £3,000–£4,000. It was agreed to look into the types of SID available and the costings with a view to purchasing a new device.

26/143	Play Area – Remedial Works
	The Clerk confirmed that she had been in contact with firms other than Kompan to try to obtain a quote for the works needed in the play area but to date no further quotations had been received. It was agreed that there should not be further delay in getting the works carried out as these were needed following the annual safety inspection and due to damage to one of the swings.

	RESOLVED: To accept the quotation from Kompan at a total cost of £2,292.04 + VAT and to arrange for the works to be booked in as soon as possible.
26/144	Gate onto the Recreation Ground
	It was noted that the contractor had been instructed to install a new five bar metal gate at the entrance to the recreation ground. A date for these works had not been received.
26/145	Repairs to Overhead Barrier at the Car Park
	It was reported that damage had recently been caused by an unknown source to the overhead barrier in the car park. The barrier required repair as it was dangerous and did not function properly. A quote had been obtained from the original installer for the work. It was agreed not to get quotes from other companies as the original installer was best placed to do the work and the work needed to be carried out as soon as possible. RESOLVED: To accept the quote from New Forest Metalwork to repair damage to the overhead barrier at the car park at a total cost of £1,850 plus VAT. (NOTE: Cllr Jennings left the meeting on the conclusion of this item.)
26/146	New Benches
	It was noted that one of the benches on the recreation ground needed repair or replacement. During the discussion on this it was suggested that some additional benches on the recreation ground should be considered. It was agreed that research be carried out into the types of benches available and approximate costings. It was noted that it may be possible to obtain s106 funding for this.
26/147	New Signage
	The Parish Council considered replacement signage, specifically for the sign on the tennis court door and the Recreation Ground welcome sign in the car park, both of which were looking tired. A concept for a new look had been circulated by email prior to the meeting. A quote had been received from a local company including 5mm boards, full-colour print with a five-year external laminate, preparation of print-ready artwork and fitting to the existing fixings.

	It was noted that a third sign outside the Village Hall also needed to be replaced. This sign belonged to the Village Hall and the Committee would be approached about this. RESOLVED: To accept the quote from Doodle Signs for two new signs at a cost of £304.17 plus VAT.
--	--

26/148	Bin Emptying
	It was noted that HDC had advised that the collection of the Parish Council wheelie bins would stop at the end of October 2026 and had already ceased for the Village Hall wheelie bins. The Village Hall Committee had not yet made alternative arrangements. Cllr Morgan-Jones advised that he had been in touch with the relevant officers at HDC and pointed out that HDC had a duty to collect the waste for an appropriate charge. He was waiting for a response. It was agreed to share the correspondence on this with Cllr Oliver. It was agreed to delay a decision on this until a response had been received from HDC.

26/149	Events Policy
	It was agreed at the meeting in June 2026 that an Events Policy should be drafted to cover all events held by outside groups on Parish Council owned land. The purpose of this Policy would be to provide a clear and consistent framework ensuring appropriate arrangements were in place for safety, risk management and the protection of all participants and the Parish Council. Prior to the meeting the draft Policy had been circulated for consideration. RESOLVED: That the Events Policy as drafted be approved.

26/150	Hart Climate Change Engagement Group/ Net Zero Engagement Group
	Prior to the meeting Cllr Morgan-Jones circulated a briefing paper which detailed progress of the Hampshire Community Energy CIC (HCE), a proposed separate, community-owned and community-managed social enterprise intended to develop renewable energy and battery-storage projects for local benefit. The formation documentation was substantially complete, with Companies House registration expected shortly. A potential site for an initial solar PV project had also been identified with support from the Parish Council Chairman.

	The proposed first project was a 25kW solar PV array, subject to agreement with the site owner, external funding and the necessary technical, legal and commercial approvals. HCE intended to start on a small scale and develop further projects progressively as suitable sites, funding and community demand became available. The briefing outlined potential benefits including reduced energy costs for households, increased local renewable energy generation, reduced carbon emissions, improved energy resilience and the retention of economic benefits within the local community. It was emphasised that HCE would be independent of the Parish Council, with its own governance and financial arrangements, and that the Parish Council would have no financial liability or responsibility for HCE or its projects. The proposed next steps were to complete HCE's registration and operational arrangements, confirm the first project site, develop the technical and financial case, seek external funding and engage with local residents. No decision or financial commitment was requested from the Parish Council at the meeting, and a further update was to be provided once the initial development work had progressed. The progress was noted.
--	--

26/151	Biodiversity
	There was nothing to update on this at the current time.

26/152	Fibre Optic Rollout
	Cllr Morgan-Jones advised that there was nothing to update at the current time.

26/153	Farnborough Airport
	There was no update on this.

26/154	Application for a Grant from Ewsh*t Theatre Company
	An application had been received from Ewshot Theatre Company for a grant of £500 towards the cost of a production. The production would be put on in the Village Hall and the cast included many residents from the village. RESOLVED: That a grant of £500 be made to Ewsh*t Theatre Company towards the cost of the upcoming theatre production.

26/155	External Audit Report 2025/2026
	The completed external auditor report and certificate (Section 3 of the Annual Governance and Accountability Return) for 2025/2026 had been received. It contained a note that the Council had acknowledged during the audit process that it did not comply with one of the assertions as, at the end of the financial year, it did not have a generic .gov.uk email address. This had now been set up and was in use so would not come up in the current years audit. The Clerk had already posted the notice of completion of accounts. RESOLVED: That the completed annual return for 2025/26 including the certificate from BDO LLP be approved and accepted.

25/156	Internal Auditor 2026/2027
	The Internal Auditor had provided a letter of engagement for his internal audit services for 2026/2027. It was proposed that April Skies continue as internal auditor on the same terms as in previous years. It was also confirmed that Mike Platten of April Skies remained independent from the Council. He was not related to or have a friendship with any councillor or member of staff at the Parish Council, and he was not involved in anyway in the running of the Council beyond internal audit services. It was noted that this would be the Internal Auditors final year before retirement and that a new internal auditor would therefore be required for 2027/2028. A recommendation for a successor had been made and the Clerk would look into this. RESOLVED: To accept the Terms of Engagement for April Skies internal audit services 2026/2027 and that the Chairman be authorised to sign the agreement.

26/157	Approval of Payments		
	The following payments were approved:		
			POWER TO SPEND
	September Payroll	£676.88	LGA 1972 s111
	HMRC - tax + NICs – to be taken by direct debit	£Variable	LGA 1972 s111
	Lloyds – account charge – taken on or before 18 th of each month	£4.25	LGA 1972 s111
	Castle Water, water bill: taken by direct debit on/around 21 st of each month	£Variable	LGA 1972 s111

	Scottish Power, electricity bill: taken by direct debit on or around 23 rd of each month	£25.58	LGA 1972 s111
	Giff Gaff Mobile Phone Contract: taken by direct debit on or around 20 th of each month	£6.00	LGA 1972 s111
	Larkstel – Bin emptying (September)	£226.09	Litter Act 1983 s5-6
	NJL Boxgreen – Grass Cutting (July)	£372.00*	Open Spaces Act 1906 s10
	NJL Boxgreen – Grass Cutting (September)	£744.00	Open Spaces Act 1906 s10
	Local Authority Technology (Parish Online) Mapping Service	£64.80*	LGA 1972 s111
	Argos – Mobile Phone Purchase	£99.99**	LGA 1972 s111
	BDO – External Audit	£252.00	LGA 1972 s111
	DM Payroll Services - 30 September to 31 March	£90.00*	LGA 1972 s111
	Ewshot Theatre Company	£500.00	LGA 1972 s145
	* Already paid – agreed by email and from within existing budgets		
	** Paid by Debit Card		

26/158	Date of Next Meeting
	It was noted that the next meeting would take place on 12 October 2026.

26/159	Any Other Business
	It was noted that a new contractor for the Christmas trees was being sought as the trees had become too expensive from the regular contractor.
	The Chairman recommended that consideration be given to holding meetings during the day or on a Saturday morning.

The meeting ended at 7.58pm

Signed.....

Dated.....