

## Yateley Town Council

Minutes of the Planning & Licensing Committee meeting on Monday,  
6 July 2026 at 11.00am held at Oak Room, Council Offices, Reading Road, Yateley

### Present Councillors: (committee members)

Cllr Tony Spencer (Chairman for this meeting)  
Cllr Greg Easterbrook  
Cllr Julia Wedlock

### Absent Councillors (committee members)

Cllr Bob Harward  
Cllr Mark Griffin

### In attendance - Non-Committee Members, Officers and Public

1 member of the public, Julie Routley - Town Clerk

#### 3452 Welcome & Apologies

In the Chairman's absence, the meeting was chaired by Vice-Chairman, Cllr Spencer. Apologies had been received from Cllrs Harward and Griffin.

#### 3453 Declarations of Interest

No interests were declared.

#### 3454 Minutes of the Last Meeting

It was **RESOLVED** that the minutes of the meeting on 15 June 2026 were confirmed as an accurate record and were approved and signed by the Chairman.

Members thanked the Town Clerk for the excellent work undertaken in collating Members' comments and preparing a comprehensive response to Hart District Council's Local Plan consultation.

#### 3455 Public Participation

Hart Local Plan A member of the public asked about the Hart District Local Plan timeline and how they could be involved in the process. Members advised that the current consultation had closed and that adoption of the Local Plan is anticipated by early 2028. The member of the public was directed to Hart District Council for further information on the Local Plan process and any future opportunities for public engagement.

#### 3456 Planning Applications

It was **RESOLVED** that the following comments / observations be forwarded to Hart District Council:

| Planning Ref.                                                                                                                                                                              | Location                                               | Proposal                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <a href="#">26/00880/FUL</a>                                                                                                                                                               | The Pump House Mill Lane Yateley<br>Hampshire GU46 7AS | Replacement of existing storage units and cycle store with a detached double garage incorporating cycle store |
| <b>Comment: OBJECTION The property is in close proximity to the flood plain, and the addition of a further permanent structure would place additional pressure on this sensitive area.</b> |                                                        |                                                                                                               |

|                                                                                                                                                                     |                                                            |                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">26/00988/HOU</a>                                                                                                                                        | 2 Fareham Drive Yateley Hampshire<br>GU46 7RE              | Erection of a single storey rear extension and<br>insertion of window to ground floor side                                                      |
| <b>Comment: NO OBJECTION, although Members note that a Flood Risk Assessment has not been included with the application and would wish to review this document.</b> |                                                            |                                                                                                                                                 |
| <a href="#">26/01053/HOU</a>                                                                                                                                        | 34 Celandine Court Yateley<br>Hampshire<br>GU46 6LP        | Erection of rear roof dormer extension with the<br>addition of two roof lights to the front roof slope                                          |
| <b>Comment: OBJECTION insufficient off street parking identified.</b>                                                                                               |                                                            |                                                                                                                                                 |
| <a href="#">26/01013/HOU</a>                                                                                                                                        | 12 Mistletoe Road Yateley<br>Hampshire<br>GU46 6DT         | Erection of single storey front and rear extensions,<br>first floor side extension and alterations to<br>fenestration to ground floor side      |
| <b>Comment: NO OBJECTION</b>                                                                                                                                        |                                                            |                                                                                                                                                 |
| <a href="#">26/01076/HOU</a>                                                                                                                                        | 90 Potley Hill Road Yateley<br>Hampshire GU46 6AG          | Demolition of existing detached garage and erection<br>of an attached garage and creation of a new vehicle<br>access to/from the public highway |
| <b>Comment: NO OBJECTION</b>                                                                                                                                        |                                                            |                                                                                                                                                 |
| <a href="#">26/01043/FUL</a>                                                                                                                                        | The Old Milk Depot Mill Lane<br>Yateley Hampshire GU46 7TN | Erection of a wash bay and installation of a 2.5m<br>high fence and grasscrete HGV turning area                                                 |
| <b>Comment: NO OBJECTION</b>                                                                                                                                        |                                                            |                                                                                                                                                 |

### 3457 Licensing, Enforcement, Appeals & Phone Masts

#### Enforcement

Land Clearance Members noted that gates had been installed at the site and that this information had been passed to Hart District Council's enforcement officers as part of their ongoing investigation.

### 3458 Schedule of Accounts

It was **RESOLVED** to approve:

The list of payments emailed to the Committee prior to the meeting:

Page 2095/6 – June invoices  
Page 2097 – June invoices already paid  
Page 2098 – Credit card invoices  
Page 2099 – June invoices  
Page 2100 – July invoices

No cash book items to report

### 3459 Information Items

#### Obstruction of Right of Way – Welsh Drive

Members expressed concern at the length of time the obstruction issue has been ongoing and requested a further update from Hampshire County Council. The Committee considered that, as the highway authority, Hampshire County Council should now insist on a clear timescale for resolution of the matter. Members felt that sufficient time had been allowed for alternative options to be considered and suggested that the landowner should either be required to bring forward an acceptable alternative route within a defined period, such as 30 days, or restore access to the original route. The Committee requested that Hampshire County Council take the necessary steps to progress the matter to a conclusion without further undue delay.

#### Former Sims Metals Site, Vigo Lane

There was no further update.

#### Former Co-op Site

Members noted that a number of enquiries had been received regarding the former Co-op site. The Town Council is only aware of an application relating to alterations to the fenestration of the building. Enquiries regarding the site were directed to Hart District Council as the local planning authority.

#### Neighbouring Authority Update – Wokingham Borough Council Local Plan 2045

Members are advised that Wokingham Borough Council has published a Notice of Intention to prepare a new Local Plan (Local Plan 2045). This will replace existing local plans, including the current Local Plan Update (LPU), which is at examination and anticipated to be adopted in 2027.

Preparation of the new plan reflects changes to the national planning system, requiring authorities to commence work on updated plans. An indicative timetable has been published outlining key stages and anticipated consultation periods. [Local Plan 2045](#)

**Date of next meeting:** 20 July 2026 at 10am in the Oak Room, Council Offices, GU46 7RP

**Meeting closed at 11.47am.**