

Yateley Town Council

Minutes of the Planning & Licensing Committee meeting on Monday,
17 August 2026 at 10.00am 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

Julie Routley - Town Clerk

3468 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.

3469 Declarations of Interest

No interests were declared.

3470 Minutes of the Last Meeting

It was **RESOLVED** that the minutes of the meeting on 20th July 2026 were confirmed as an accurate record and were approved and signed by the Chairman.

3471 Public Participation

There were no questions.

3472 Planning Applications

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

Planning Ref.	Location	Proposal
26/01066/FUL	Rivervale Barn Mill Farm Mill Lane Yateley GU46 7SS	Change of use of existing dwellinghouse to guest accommodation
Comment: NO OBJECTION		
26/01299/HOU	14 Dungells Farm Close Yateley GU46 6DY	Erection of a rear conservatory
Comment: NO OBJECTION		
26/01117/HOU	108 Manor Park Drive Yateley Hampshire GU46 6JB	Installation of a front access ramp, vehicular hardstanding and crossover to Highway
Comment: NO OBJECTION		

3473 Licensing, Enforcement, Appeals & Phone Masts

Appeals:

25/01581/OUT - Land at Eversley Centre, Reading Road, Eversley

To note correspondence regarding public speaking arrangements at the Hart District Council Development Management Committee meeting on 19 August 2026 and to determine whether the Committee wishes to make representations.

Comment: Yateley Town Council does not wish to speak but wishes to reiterate its previous objections and to express its concerns about:

- the lack of public transportation,
- safe cycleways.
- Access to ancient woodlands.
- The SANG is too small and will impact on the ancient woodland. Longwater Road pumping station being at capacity.

YTC would also like to make a wider point that each of these applications are being viewed individually when then are several large scale potential developments in the area at the moment and the overall impact needs to be assessed.

26/00035/OPERT3 (Council ref. 26/00025/ENF) – Land Lying to the East of Darby Green Lane, Blackwater

To note an enforcement appeal against an enforcement notice issued by Hart District Council and to consider whether the Committee wishes to submit representations to the Planning Inspectorate. Comments must be received by 27 August 2026.

Comment: Yateley Town Council reiterates its previous objections to this development. Members remain concerned that the proposal represents inappropriate development within the rural gap between Sandhurst and Darby Green, which plays an important role in maintaining the separate identity of the settlements and preventing coalescence.

The appearance and layout of the site give the impression of residential use, which Members consider to be inappropriate in this location. Furthermore, the development present on site does not appear to correspond with the submitted plans. Members found the description of the development and the site layout unclear, making it difficult to fully understand the nature and extent of what is being proposed or retrospectively applied for.

Members consider that the land should remain in agricultural or grazing use, or otherwise be left fallow. Concerns were raised regarding the extent of hardstanding on the site, which appears excessive and has significantly reduced the area of available pasture. As a result, Members question whether the site is being used in a manner consistent with its stated purpose.

Members also questioned the planting of a substantial laurel hedge around the site. Given that many laurel species commonly used in hedging are considered toxic to horses if ingested, Members consider this to be an unusual choice for a site intended for equestrian use.

For these reasons, Yateley Town Council continues to object to the development and requests that the nature and extent of the use, the discrepancies between the submitted plans and the development as constructed, and the impact on the rural gap are fully investigated as part of the enforcement process.

Enforcement

Members noted that a site in Darby Green has been referred to Planning Enforcement following concerns regarding land clearance and the importation of hardcore.

3474 Highways Consultations

The Committee considered the proposed revisions to the Hampshire County Council Lane Rental Scheme.

Members welcomed the proposals and considered the scheme to be a positive initiative that could help minimise disruption caused by roadworks and encourage more efficient management of works on the highway network.

However, Members were of the view that the highways connecting to the County's rural lanes should also be included within the scheme where appropriate. Members further commented that greater emphasis should be placed on ensuring that spoil, surplus materials and redundant traffic management signage are removed promptly on completion of works, so that roads and verges are returned to an acceptable condition.

RESOLVED: That the above comments be submitted to Hampshire County Council in response to the consultation.

3475 Schedule of Accounts

It was **RESOLVED** to approve:

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

Page 2104 – Credit card invoices

Page 2105 - July invoices – paid

Pages 2106, 2107 , 2108, 2109 – July Invoices

Pages 2110, 2111, 2112, 2115 - August invoices

Cashbook payments –

Deposit refunds –

23.07.26 - £100.00 – ED

23.07.26 - £100.00 – KB

28.07.26 - £100.00 – LS

29.07.26 - £100.00 – Charman creation

29.07.26 - £100.00 - MB

06.08.26 - £100.00 – JM

Other refund –

23.07.26 – refund of sales invoice paid twice in error - £306.00 – JL

August salaries - £14,026.10

August Tax & NI - £4,665.65

August Pension contributions - £3,949.88

3475 Information Items

Welsh Drive

Members expressed concern that no further update had been received and requested that the Council resend its previous correspondence and seek an update on the current position and any proposed timescales for action.

Hampshire Minerals & Waste Plan (2026)

Members noted that the Hampshire Minerals & Waste Plan (2026) has been formally adopted by the constituent authorities and now supersedes the Hampshire Minerals & Waste Plan (2013). The Plan provides the strategic framework for minerals and waste development across Hampshire to 2040

Lodge Farm

Members noted receipt of an update from Villages Oppose Warehouses regarding the proposed Lodge Farm warehouse development consultation and associated community engagement activity.

New Frimley Park Hospital

Members noted that Frimley Health NHS Foundation Trust has announced its preferred site for the new Frimley Park Hospital as land at Pine Ridge Golf Club, off Old Bisley Road, Frimley. The proposal will be subject to further consultation and the necessary planning approvals

Co-op Supermarket, 21-23 Plough Road, Yateley

Members noted that application 26/00715/GPDCOM for prior approval for the change of use of the ground and first floors from Use Class E to Use Class C3 to provide 19 apartments, including a single-storey front extension, creation of an access ramp and alterations to fenestration, had been withdrawn.

Members noted, however, that the withdrawal of the application does not necessarily mean that proposals for the site will not come forward in the future and that a revised application may be submitted.

Members further noted that application 26/00727/FUL for alterations to fenestration has not been withdrawn and remains under consideration.

Date of next meeting: 7th September 2026 at 10am in the Oak Room, Council Offices, GU46 7RP

Meeting closed at 10.51am.