

Yateley Town Council

Minutes of the Planning & Licensing Committee meeting on Monday,
21 September 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 Mark Griffin

Cllr Julia Wedlock

Absent Councillors (committee members)

Cllr Bob Harward

Cllr Greg Easterbrook

In attendance - Non-Committee Members, Officers and Public

Julie Routley - Town Clerk

3484 Welcome & Apologies

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

3485 Declarations of Interest

No interests were declared.

3486 Minutes of the Last Meeting

It was **RESOLVED** that the minutes of the meeting on 7 September 2026 were confirmed as an accurate record and were approved and signed by the Chairman.

3487 Public Participation

There were no questions.

3488 Planning Applications

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

Planning Ref.	Location	Proposal
26/01562/HOU	46 Somerville Crescent Yateley GU46 6XF	Demolition of garage and conservatory and erection of a two storey side and single storey rear extension and front porch
Comment: NO OBJECTION		
26/01440/HOU	4 Wildwood Gardens Yateley GU46 6EB	Erection of a single storey side extension
Comment: NO OBJECTION		

26/01507/FUL (in neighbouring parish)	Land At Crosby Gardens Yateley	Erection of eight dwellings (6 no 3 bed and 2 no 4 bed) with associated vehicular access, parking and landscaping
Comment: OBJECTION The proposed development lies outside the defined settlement boundary and is therefore contrary to the established spatial strategy for the area. Furthermore, Hart District Council's Local Plan review is currently underway. Given the potential for the emerging plan to identify and assess suitable locations for future development, it would be premature to approve development in this location before that process has been completed. Any applications in areas that may be affected by emerging planning policy should be held in abeyance until the Local Plan position is clarified. Members are also concerned about the impact of the proposed development on local infrastructure and community facilities. Although the site is located within Eversley, due to its close proximity to Yateley, future residents are likely to rely heavily on services within Yateley, including GP surgeries, dental practices, schools, and other community facilities. These services are already under pressure, and no evidence has been provided to demonstrate that the necessary infrastructure capacity exists to accommodate additional demand. In the absence of an adopted planning policy supporting development in this location, and given the potential adverse impacts on local infrastructure, the application should be refused.		
26/01435/PREAPP (in neighbouring parish)	Land Adjacent Marsh Lane Eversley	Pre-application advice for up to 80 homes.
Members agreed not to comment on the pre-application enquiry at this stage. It was agreed that the proposal be added to the Committee's monitoring list under Information Items so that any developments can be reviewed and monitored at future meetings.		

3489 Licensing, Enforcement, Appeals & Phone Masts

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. Members further noted that a Stop Notice has now been issued in relation to the site.

3490 Schedule of Accounts

It was **RESOLVED** to approve:

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

Page 2124 – Credit card invoices

Page 2125-2126 – September invoices

Cash book –

Deposit refunds –

22nd Sept - £100.00 - EN

22nd Sept - £100.00 - MJ

3491 Information Items

Welsh Drive

Members noted that an update on this matter, from HCC, was due by the end of the month.

26/00145/OUT - Firgrove Farm, Firgrove Road, Eversley, Hook RG27 0PE This application was considered by Hart District Council's Development Management Committee on 16 September.

As Hart District Council resolved to object to the proposal, the application will be referred to the Secretary of State, who has 28 days to respond before any further action can be taken

Sims Metals, Vigo Lane

No further updates.

Date of next meeting: 19 October 2026 at 10am in the Oak Room, Council Offices, GU46 7RP

Meeting closed at 10.31am.