

Yateley Town Council

Minutes of the Planning & Licensing Committee on Friday, 24th May 2019, 10.00am
held at the Council Offices, Reading Road, Yateley, GU46 7RP

Councillors Present: Bob Harward (Chair) Bob McSorley
Gill Hennell (Vice Chair) Tony Spencer
Jenny Cole

In Attendance: Rochelle Halliday (Town Clerk) & 3 members of the public

2139 Apologies

Apologies were received from Cllr Griffin and accepted by the Committee.

2140 Declaration of Interests

Cllr Spencer declared a non-pecuniary interest for the planning application 19/00936/FUL at Hampshire Lakes and 19/01061/AMCON at Yateley Football Club. Cllr Harward declared a non-pecuniary interest for the planning application 19/00879/HOU at 37 Darby Green Lane. Cllrs Spencer and Harward did not participate in the decision relating to these planning applications.

2141 Public Participation

There were three members of the public present to hear the Committee's discussion regarding 19/00887/FUL at Yateley Lodge. The residents provided some background information for the Committee and highlighted their concerns with the application.

The three members of the public left the meeting at 10.20am after the Yateley Lodge application was discussed during item 2143.

2142 Minutes of the Previous Meeting

The minutes of the meeting held on 26th April 2019 were confirmed and signed as a correct record.

2143 Planning Applications

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

Plan No.	Proposal & Location	Comment
19/00960/PRIOR	Notification for Prior Approval for the change of use of offices (Class B1a) to Dwellinghouse (Class C3), to 3 two bedroom dwellings and 2 one bedroom dwellings at 100 and 96. The proposal seeks to use the existing accesses and provide for 8 parking spaces within the courtyard and forecourt. Saddlers House 100 Reading Road Yateley Hampshire GU46 7RX	NO OBJECTION with comment: the Committee do not raise any objections in relation to the proposal, however, they are concerned about the impact on the residential / commercial mix within the area as the proposal will result in a loss of a commercial property.
19/00887/FUL & 19/00888/LBC	Demolition of two existing outbuildings, erection of a single storey rear extension and conservatory, single storey rear outbuilding and alterations to	OBJECTION: The Committee reiterates its prior objection (under 18/01429/FUL) - Development reflects a change of use for which planning permission has not been applied for. No detail given of historical

fenestration. Internal alterations and re tiling of existing roof.

value of internal features that are to be removed or altered.

Yateley Lodge Reading Road
Yateley Hampshire GU46 7AA

The Committee would also like to add that the bulk and height of the development is inappropriate given the building's Grade II listed status and prominent location. The proposed change of use will have a detrimental impact on the neighbouring properties. The alterations to the fenestration could threaten the integrity of the building's historic internal features.

19/00919/HOU

Erection of a single storey rear open porch, alterations to roof of existing conservatory and side extension and first floor side extension.

NO OBJECTION.

16 Mayflower Drive Yateley GU46
7RR

19/00879/HOU

Erection of a single storey rear extension, new front porch, creation of pitched roof to existing flat roofed front dormer windows, blocking up of ground floor side door and replacement of existing roof tiles.

NO OBJECTION.

37 Darby Green Lane Blackwater
Camberley GU17 0DN

19/00938/HOU

Two storey side extension with fenestration alterations.

NO OBJECTION.

6 Frys Lane Yateley Hampshire
GU46 7TJ

19/00932/HOU

Conversion of garage to extended kitchen with new front door position and additional windows to the front elevation. Raise garage roof by 400mm.

NO OBJECTION.

32 Christchurch Drive Blackwater
Camberley Surrey GU17 0HA

19/00969/HOU

Two storey side and front extension following demolition of existing detached garage. Replacement enlarged car port, following removal of existing.

NO OBJECTION with comment: the Committee does not have any objection to the proposal subject to completion of a tree survey and compliance with any comments made by the HDC Tree Officer.

5 Woodbridge Road Blackwater
Camberley GU17 0BS

19/00795/HOU	Proposed ground floor rear extension. 8 Catesby Gardens Yateley Hampshire GU46 6FQ	NO OBJECTION.
19/01017/HOU	Garage conversion including raising of flat roof. 25 Greenleas Close Yateley Hampshire GU46 7SL	NO OBJECTION.
19/00936/FUL	Widening of access drive serving Hampshire Lakes Retirement Village. Land Fronting Sandhurst Road Yateley Hampshire	NO OBJECTION.
19/01011/HOU	Single storey front extension and internal alterations. 5 Ash Close Blackwater Camberley GU17 0NL	NO OBJECTION.
19/00973/HOU	Single storey rear extension and garage conversion including alterations to fenestration. 14 Mill Lane Yateley Hampshire GU46 7TE	NO OBJECTION.
19/01061/AMCON	Variation of Condition 2 (Approved Plans) and removal of Condition 9 (Piling) attached to Planning Permission 18/00033/FUL dated 23/08/2018 to allow alterations to the external appearance, materials palette and foundations. Yateley United Football Club Sean Devereux Park Chandlers Lane Yateley Hampshire GU46 7SZ	NO OBJECTION.

2144 Licensing, Enforcement, Appeals & Phone Masts

i) Tracking of 49 Hardy Avenue, GU46 6XU enforcement action: ref 19/00275/HOU & 18/02004/HOU

The Committee noted that an appeal has been lodged for the proposal at 49 Hardy Avenue under reference APP/N1730/D/19/3225301. Hart District Council has advised that no further action can be taken whilst the appeal is underway.

ACTION: Town Clerk to contact Hart District Council Planning Enforcement to request that action is taken regarding the wall that has been erected at the front of the property, since this is not part of the application currently under appeal.

ii) Urnfield Site – Land at Moulsham Lane

An alleged raising of the level of the SANG land without planning permission breach has been made by a member of the public.

iii) Encroachment onto Common Land at Green Lane, Yateley

The Town Clerk and Assistant Town Clerk completed a site visit to Green Lane to inspect the two properties identified as encroaching on to the Council's Common Land. Photographs were taken. The Committee agreed that further action should be taken.

ACTION: Town Clerk to write to both properties to provide a deadline for restoring the land back to its original condition prior to the encroachment. If the restoration is not completed, further action will be taken and advice regarding enforcement powers will be sought by the Town Clerk.

Meeting closed at 11.15am.