



**Windlesham Parish Council**

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**MINUTES OF A MEETING OF WINDLESHAM PARISH COUNCIL'S PLANNING COMMITTEE**

Held on Tuesday 10<sup>th</sup> January at 11am at Lightwater Library, 83A Guildford Road, Lightwater

Bagshot Cllrs		Lightwater Cllrs		Windlesham Cllrs	
Willgoss	P	Turner	P	Hansen-Hjul	PA
White	P	Barnett	A		
Du-Cann	P				

**In attendance:** Sarah Wakefield- Assistant Clerk  
 Cllr White joined the meeting remotely but in line with legislation (LGA schedule 12, 39) those attending remotely are not allowed to vote.

Cllr Turner took the Chair

P - present      A – apologies      PA – part of meeting      - no information

		Action
<b>PLAN/23/19</b>	<p><b>Apologies for absence</b></p> <p>Apologies were received and accepted from Cllr White, who joined the meeting remotely.</p> <p>Apologies from Cllr Barnett were received but not in time for them to be reported at the meeting.</p> <p>It was noted that Cllr Jenning-Evans had stepped down from the Planning Committee and it was requested another Lightwater Councillor filled the vacancy.</p>	
<b>PLAN/23/20</b>	<p><b>Declarations of interest</b></p> <p>It was not mentioned under declarations of interest, but Cllr Hansen-Hjul declared a non-pecuniary interest in applications 22/1299/FFU and 22/1329/FFU as per details in confidential report.</p>	
<b>PLAN/23/21</b>	<p><b>Public question time</b></p> <p>No public were present</p>	

<b>PLAN/23/22</b>	<b>Exclusion of the press and public.</b>  There were no matters to be dealt with after exclusions to the press and public.	
<b>PLAN/23/23</b>	<b>To consider planning applications and planning appeals received prior to this meeting:</b>	

	<b>Bagshot Applications</b>		
22/1222/FFU	<b>79 Guildford Road, Bagshot, Surrey, GU19 5NS</b> Conversion of existing dwelling into two dwellings and associated alterations  <b>No objection</b>	FPA	11 <sup>th</sup> January 2023
22/1308/DTC	<b>Queen Anne House Bridge Road Bagshot Surrey GU19 5AT</b> Submission of details to comply with condition 14 (remediation method statement) attached to planning permission 21/1100/FFU dated 25 July 2022  <b>The condition has been noted by the committee.</b>	Details to Comply	19 <sup>th</sup> January 2023
	<b>Lightwater Applications</b>		
22/1283/FFU	<b>1 Weyside , Windermere Road, Lightwater, Surrey, GU18 5<sup>TH</sup></b> Erection of gazebo to rear of property  <b>No objection on condition that the gazebo is not converted to habitable accommodation in the future.</b>	FPA	16 <sup>th</sup> January 2023
22/1313/FFU	<b>Joro Lodge , Windermere Road, Lightwater, Surrey, GU18 5<sup>TH</sup></b> Erection of a single storey rear extension with fenestrations changes and internal alterations.  <b>No objection</b>	FPA	18 <sup>th</sup> January 2023
22/1326/FFU	<b>Wayside, 10 High View Road, Lightwater, Surrey, GU18 5YE</b> The erection of a two storey rear extension, following the excavation and alterations to land levels. Alteration of the existing roof  <b>No objection</b>	FPA	20 <sup>th</sup> January 2023

	Windlesham Applications		
	<b>The committee discussed applications 22/0808/FFU, 22/1233/FFU, 22/1270/FFU and 22/1269/FFU as a group as they relate to the same development.</b>		
22/0808/FFU	<p><b>Windlesham Garden Centre, London Road, Windlesham, Surrey, GU20 6LL</b> Change of use to provide an adventure golf course with associated development and provision of parking area (part retrospective)</p> <p><b>Objection for the following reasons-</b></p> <ul style="list-style-type: none"> <li>• <b>the Parish Council does not approve retrospective applications</b></li> <li>• <b>over development on Geenbelt</b></li> <li>• <b>the development causes noise and environmental disturbance to neighbours during the day and evening</b></li> <li>• <b>concerns over the wastewater system</b></li> <li>• <b>concerns over traffic related and parking issues</b></li> </ul> <p><b>The committee has requested that the application is called in by a Borough Councillor.</b></p> <p><i>Cllr Hansen-Hjul joined the meeting at 11:11</i></p>	FPA	6 <sup>th</sup> January 2023 (extension requested)
22/1233/FFU	<p><b>Windlesham Garden Centre , London Road, Windlesham, Surrey, GU20 6LL</b> Erection of canopies and enlargement of car wash – retrospective.</p> <p><b>Objection for the following reasons-</b></p> <ul style="list-style-type: none"> <li>• <b>the Parish Council does not approve retrospective applications</b></li> <li>• <b>over development on Greenbelt</b></li> <li>• <b>the development causes noise and environmental disturbance to neighbours</b></li> <li>• <b>concerns over the wastewater system</b></li> <li>• <b>concerns over traffic related and parking issues</b></li> </ul> <p><b>The committee has requested that the application is called in by a Borough Councillor.</b></p>	FPA	19 <sup>th</sup> January 2023
22/1270/FFU	<p><b>Windlesham Garden Centre , London Road, Windlesham, Surrey, GU20 6LL</b> Erection of landscaping sales building and garden installation building, installation of container kitchen, mobile catering vans and gazebos – retrospective.</p>	FPA	19 <sup>th</sup> January 2023

	<p><b>Objection for the following reasons-</b></p> <ul style="list-style-type: none"> <li>• the Parish Council does not approve retrospective applications</li> <li>• over development on Greenbelt</li> <li>• the development causes noise and environmental disturbance to neighbours</li> <li>• concerns over the wastewater system</li> <li>• concerns over traffic related and parking issues</li> </ul> <p>The committee has requested that the application is called in by a Borough Councillor.</p>		
22/1269/FFU	<p><b>Windlesham Garden Centre, London Road, Windlesham, Surrey, GU20 6LL</b> Erection of canopies to the side of existing Class E building (Retrospective)</p> <p><b>Objection for the following reasons-</b></p> <ul style="list-style-type: none"> <li>• the Parish Council does not approve retrospective applications</li> <li>• over development on Greenbelt</li> <li>• the development causes noise and environmental disturbance to neighbours</li> <li>• concerns over the wastewater system</li> <li>• concerns over traffic related and parking issues</li> </ul> <p>The committee has requested that the application is called in by a Borough Councillor.</p>	FPA	31 <sup>st</sup> January 2023
22/1227/FFU	<p><b>2 Down Cottages, Broadway Road, Windlesham, Surrey, GU20 6DA</b> Erection of part single, part two storey rear extension following demolition of existing ground floor projection and changes to fenestration.</p> <p><b>Objection for the following reason-</b></p> <ul style="list-style-type: none"> <li>• concern over the implications of removing the central chimney</li> </ul> <p>The committee will request that the application is called in by a Borough Councillor.</p>	FPA	6 <sup>th</sup> January 2023 (extension granted until 10 <sup>th</sup> January 2023)
22/1265/FFU	<p><b>Cherry Tree Cottage, School Lane, Windlesham, Surrey, GU20 6EY</b> Erection of part single part two storey rear/side extension.</p>	FPA	10 <sup>th</sup> January 2023

	<p><b>Objection for the following reasons-</b></p> <ul style="list-style-type: none"> <li>• out of character with the rest of the properties on the lane</li> <li>• density and mass</li> </ul>		
22/1271/FFU	<p><b>Great Oaks Granary, Kennel Lane, Windlesham, Surrey, GU20 6AA</b> Erection of two storey side extension, following demolition of garden store, and erection of a side extension to annex.</p> <p><b>Objection for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• over development in Greenbelt</li> <li>• inappropriate development for the area</li> <li>• disturbance and loss of privacy to neighbouring properties</li> </ul> <p><b>The committee has requested that the application is called in by a Borough Councillor.</b></p>	FPA	12 <sup>th</sup> January 2023
22/1274/DTC	<p><b>Heydon Cottage Church Road Windlesham Surrey GU20 6BL</b> Application to seek discharge of condition 3 (proposed materials) of 22/0837 for the erection of a two storey side extension to both properties, following demolition of existing single storey projections.</p> <p><b>Objection for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• this is a conservation area and the materials previously chosen are inappropriate</li> </ul>	Details to Comply	16 <sup>th</sup> January 2023
22/1299/FFU	<p><b>13 Poplar Avenue, Windlesham, Surrey, GU20 6PL</b> Replacement of roof.</p> <p><b>No objection with a condition that the roof is a like for like replacement and it is not concerted into habitable accommodation in the future.</b></p>	FPA	18 <sup>th</sup> January 2023
22/1310/FFU	<p><b>The Camp, Westwood Road, Windlesham, Surrey, GU20 6LS</b> Erection of single storey front/side extension.</p> <p><b>Objection for the following reasons-</b></p> <ul style="list-style-type: none"> <li>• the design is out of character with the area</li> <li>• overdevelopment</li> <li>• impact on Greenbelt</li> <li>• loss of privacy to neighbouring properties</li> </ul>	FPA	18 <sup>th</sup> January 2023

	<b>The committee has requested that the application is called in by a Borough Councillor.</b>		
22/1306/FFU	<p><b>18 Oakwood Road, Windlesham, Surrey, GU20 6JD</b> Erection of a single storey rear extension with roof lantern and part garage conversion into habitable accommodation with roof light.</p> <p><b>Objection for the following reason-</b></p> <ul style="list-style-type: none"> <li>• <b>potential loss of parking due to the conversion of the garage, which is in breach of the Windlesham neighbourhood plan</b></li> </ul>	FPA	18 <sup>th</sup> January 2023
22/1300/FFU	<p><b>Snows Ride Farm, Snows Ride, Windlesham, Surrey, GU20 6LA</b> Demolition of existing detached building and construction of single-storey detached agricultural building.</p> <p><b>If the development is on the same footprint as the original building the committee would have no objection to the application, but if the proposed development is larger and in a different location the committee objects for the following reason:</b></p> <ul style="list-style-type: none"> <li>• <b>inappropriate development in Greenbelt area</b></li> <li>• <b>concerns over increased size (if over 30% it would breach Greenbelt regulations)</b></li> <li>• <b>concerns over increased transport in a residential area</b></li> </ul> <p><b>The committee has requested that the application is called in by a Borough Councillor.</b></p>	FPA	20 <sup>th</sup> January 2023
22/1298/GPT	<p><b>Hillier Nurseries Hillier London Road Windlesham Surrey GU20 6LQ</b> Proposed upgrade works to existing tower, 3 antennas to be removed and replaced, existing cabin to be upgraded and associated ancillary works.</p> <p><b>No objection</b></p>	General Permitted Development Telecoms	Consultee date not Available (determination date 6 <sup>th</sup> January 2023)
22/1329/FFU	<p><b>45 Poplar Avenue, Windlesham, Surrey, GU20 6PW</b> Erection of a two-storey side extension.</p> <p><b>Objection for the following reasons-</b></p>	FPA	31 <sup>st</sup> January 2023

	<ul style="list-style-type: none"><li>• <b>concerns about the size and mass of the proposed extension</b></li><li>• <b>out of keeping with the character of the road</b></li></ul>		
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**There being no further business, the meeting closed at 11:46am**