



Windlesham Parish Council

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

Held on Tuesday 14th February 2023 at 11:00am at Lightwater Library, 82A Guildford Road, Lightwater.

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

In attendance: Jo Whitfield – Clerk to the Council

Cllr Turner took the Chair

Mr Michael Dornan- Lightwater resident

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

		Action
PLAN/23/30	Apologies for absence Apologies were received and accepted from Cllrs White and Barnett	
PLAN/23/31	Declarations of interest Cllr Turner declared a non-pecuniary interest in application ref: 23/0106/FFU as he knows the homeowner.	
PLAN/23/32	Public question time Mr Michael Dornan- Lightwater Resident, gave a synopsis of his perspective of planning application reference 23/0041/FFU. It was agreed to change the order of the agenda to allow application reference 23/0041/FFU to be discussed after agenda item 4.	
PLAN/23/33	Exclusion of the press and public. There were no matters to be dealt with after exclusions to the press and public.	

PLAN/23/34	<p>To consider planning applications and planning appeals received prior to this meeting:</p> <p><u>23/0041/FFU, FPA</u></p> <p>34 Curley Hill Road, Lightwater, Surrey, GU18 5YH Erection of a side and front extension at lower ground floor level, erection of a single storey rear and side extension and enlargement of existing terrace to front at ground floor level, creation of a first floor, erection of detached garage to front, enlargement of patio to the rear, alterations to external materials and other alterations.</p> <p>Objection for the following reasons:</p> <ul style="list-style-type: none"> • Out of character for the area • Overlooking/loss of privacy • Loss of light or overshadowing • Adverse to nature • Retrospective planning • Previous planning decisions • Layout and density of building <p>Members have requested that the application is called in by a ward councillor.</p>	
PLAN/23/35	<p>To consider response to the Levelling-up and Regeneration Bill:reforms to national planning policy consultation</p> <p>At the last planning committee, members were asked to decide if they wished to respond to the consultation, and if so to agree a working party to formulate a response for ratification at the Planning Committee meeting being held on the 14th February 2023.</p> <p>Members decided to meet informally to review received responses and formulate a committee response to the consultation</p>	
PLAN/23/36	<p>To consider planning applications and planning appeals received prior to this meeting:</p>	

Bagshot Applications			
23/0091/FFU	<p>Wood End House , Dukes Covert, Bagshot, Surrey, GU19 5HU Removal of rear flat roof dormer to reinstate hipped end roof and installation of roof lights to front and rear.</p> <p>No objection</p>	FPA	27th February 2023
23/0062/DTC	<p>12 Victoria Court Bagshot Surrey GU19 5QH Application to seek discharge of condition 4 (trees) Demolition of existing conservatory and erection of a part single, part 2 storey rear extension</p>	Details to Comply	24th February 2023

	No comment		
23/0132/FFU	<p>59 Gloucester Road, Bagshot, Surrey, GU19 5LT Erection of detached single storey out building to be used a residential accommodation following demolition of existing two structures</p> <p>Objection for the following reasons-</p> <ul style="list-style-type: none"> • Incompatible or inappropriate use • Inappropriate conversion to accommodation • Loss of privacy <p>Members requested that the application is called in by a ward councillor.</p>	FPA	8th March 2023
23/0109/FFU	<p>High Birches, Dukes Covert, Bagshot, Surrey, GU19 5HU Garage conversion into habitable accommodation plus fenestration alterations</p> <p>No objection</p>	FPA	8th March 2023
Lightwater Applications			
22/1344/FFU	<p>37 Curley Hill Road, Lightwater, Surrey, GU18 5YQ Erection of a first floor extension with a new pitched roof over and dormer windows to the rear following the removal of the existing roof, erection of a rear extension, erection of an outbuilding to the front, replacement windows and alteration to the front and rear façade.</p> <p>No objection but members did raise concerns over the size of development.</p>	FPA	22nd February 2023
23/0058/FFU	<p>Cotterbury , 5 Junction Road, Lightwater, Surrey, GU18 5TQ Retrospective application of a garage conversion including new floor and roof; and consequential height increase plus roof lights.</p> <p>Object for the following reasons-</p> <ul style="list-style-type: none"> • Retrospective application • Loss of parking <p>Members requested that the application is called in by a ward councillor.</p>	FPA	23rd February 2023
23/0093/FFU	<p>102A Guildford Road, Lightwater, Surrey, GU18 5RP</p>	FPA	27th February 2023

	Erection of part single part two storey front extension, new porch and internal alterations. No objection		
23/0104/FFU	68 Ambleside Road, Lightwater, Surrey, GU18 5UJ Erection of a front porch with pitched roof. No objection	FPA	1st March 2023
23/0106/FFU	127 Macdonald Road, Lightwater, Surrey, GU18 5YB Erection of a single storey front garage extension, new porch and a two storey front extension, wrap around side/rear extension with accommodation in the roof space, installation of front and rear dormers. Following demolition of existing garage and rear projection. Plus fenestration alterations to include roof lights and changes to external materials. No objection but members were concerned about the size of the development relative to the existing building and also noted the development would result in a loss of key housing stock.	FPA	6th March 2023
23/0110/FFU	13 Quarry Bank, Lightwater, Surrey, GU18 5PE Erection of a free-standing wooden gazebo in the rear garden (RETROSPECTIVE). No objection	FPA	8th March 2023
23/0130/FFU	Lynsted , 192 Macdonald Road, Lightwater, Surrey, GU18 5UR Erection of a two storey front/side extension, a single storey side extension following demolition of existing garage, alterations to existing dormer window, extension of existing roof including raising the ridge line and installation of rooflights to accommodate loft conversion, along with fenestration changes and internal alterations. Objection for the following reasons- <ul style="list-style-type: none"> • Overbearing and overshadows other properties • Loss of privacy • Layout and design are inappropriate 	FPA	8th March 2023

Windlesham Applications			
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22/0638/FFU	<p>25 Newark Road Windlesham Surrey GU20 6NE Demolition of existing garage and utility room. Erection of a two storey side and single storey rear extension, rear dormer. Appeal Reference-APP/D3640/D/22/3311768 WPC responded on the 27th September 2022 - Members had the following comments which they would like officers to review-</p> <ul style="list-style-type: none"> • Council question if this is overdevelopment and ask that SHBC check that the size does not hit the 30% ceiling. • Are there any potential flood/ surface water issues? <p>No additional comments</p>	APPEAL	23rd February 2023
21/1145/FFU	<p>Heydon Cottage Church Road Windlesham Surrey GU20 6BL Erection of a two storey side extension to both properties, following demolition of existing single storey projections within a conservation area. Appeal ref: APP/D3640/W/22/3303914 On 30th November 2021 WPC submitted the following comments: Objection be made for the following reasons: 1. Over development (total increase in area is 45% compared to the original build) in a conservation area covered by the SHBC/Heritage Register. Heritage officer needs to be made aware. 2. No reference is made to the Windlesham Neighbourhood Plan. 3. Reduction in one car parking space, which depending on number of bedrooms could conflict with NHP.</p> <p>No additional comments</p>	APPEAL	2nd March 2023
23/0069/DTC	<p>Reef House Snows Ride Windlesham Surrey GU20 6LA Application for the approval of details pursuant to Condition 5 (Construction Management Plan) of application ref.22/0587/FFU granted 13/12/2022 (Construction of a replacement dwelling and ancillary building).</p> <p>No comment</p>	Details to Comply	24th February 2023
23/0081/DTC	<p>Reef House Snows Ride Windlesham Surrey GU20 6LA Application for the approval of details pursuant to Condition 18 (Ecological Enhancement Plan) of application ref.22/0587/FFU granted 13/12/2022 (Construction of a replacement dwelling and ancillary building).</p> <p>No comments</p>	Details to Comply	24th February 2023
23/0045/FFU	<p>6 Moor Place, Windlesham, Surrey, GU20 6JS Erection of two storey rear extension and internal alterations.</p>	FPA	8th March 2023

	No objection		
23/0134/FFU	Walnut Tree Farm, Kennel Lane, Windlesham, Surrey, GU20 6AA Erection of a single storey rear extension, first floor rear extension and repair of cladding. No objection if the extension is in keeping with the rest of the building.	FPA	8 th March 2023
22/0636/PMR	The White Cottage Hatton Hill Windlesham Surrey GU20 6AD Application to vary condition 4 (removal of class E) of approved application 20/0979/FFU (extensions) APP/D3640/W/22/3307604 On 12th August 2022 WPC responded to the application with No Objection No additional comments	APPEAL	15 th March 2023

There being no further business, the meeting closed at 11:50