



**Windlesham Parish Council**

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

Held on Tuesday 14th March 2023 at 11:00am at Lightwater Library, 83A Guildford Road, Lightwater.

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

**In attendance:** Sarah Wakefield – Assistant Clerk  
 Cllr Richardson- Windlesham Parish Council

Cllr Turner took the Chair

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

		Action
PLAN/23/37	<b>Apologies for absence</b>  No apologies for absence.	
PLAN/23/38	<b>Declarations of interest</b>  Cllr Hansen-Hjul declared a non-pecuniary interest in application number 23/0149/FFU as she has a neighbouring property.  Cllr White declared a non-pecuniary interest in application number 23/0220/FFU as she is a trustee of Bagshot Library.	
PLAN/23/39	<b>Public question time</b>  No public were no present.	
PLAN/23/40	<b>Exclusion of the press and public.</b>  There were no matters to be dealt with after exclusions to the press and public.	
PLAN/23/41	<b>To consider planning applications and planning appeals received prior to this meeting:</b>	

	<b>Bagshot Applications</b>		
23/0133/CEU	<p><b>Longacres Nursery, London Road, Bagshot, Surrey, GU19 5JB</b> Certificate of Lawful Existing Use/Development for use of an area/building within the garden centre complex which has been specifically used for retail purposes A1 now (E(a)).</p> <p><b>No objection</b></p>	CEU	
23/0220/FFU	<p><b>Library Chambers, 63 High Street, Bagshot, Surrey, GU19 5AH</b> Erection of a detached 2 bed dwelling with associated parking and amenity area to rear of site following demolition of single storey rear building</p> <p><b>No objection, but the committee wanted to highlight that the building is in a conservation area and therefore the layout, density and finishing materials of the building design are considered.</b></p>	FPA	28 <sup>th</sup> March 2023
23/0221/LLB	<p><b>Library Chambers, 63 High Street, Bagshot, Surrey, GU19 5AH</b> Construction of detached 2 bed dwelling to rear of site following demolition of post 1935 single storey rear building.</p> <p><b>As above</b></p>	Listed Building Consent	28 <sup>th</sup> March 2023
23/0152/CES	<p><b>Wood End House Dukes Covert Bagshot Surrey GU19 5HU</b> Single storey side extension.</p> <p><b>No objection, but the committee wanted clarification if this is a CEU or full planning application.</b></p>	CEU	
23/0193/DTC	<p><b>42 - 44 London Road Bagshot Surrey GU19 5HL</b> Application for the approval of details pursuant to Conditions 11, 12 and 20 (travel information pack, electric charging points and flood evacuation and management plan, respectively) of planning permission APP/D3640/W/20/324505089 [SU/18/1083] (relating to the erection of a part one, two and three storey building, partly with accommodation in the roof, to provide 46 extra care apartments including associated facilities, car parking and landscaping following the demolition of existing buildings).</p> <p><b>No comments</b></p>	Details to Comply	24 <sup>th</sup> March 2023
	<b>Lightwater Applications</b>		

23/0121/FFU	<b>2 Birch Tree View, Lightwater, Surrey, GU18 5TZ</b> Single storey rear extension and erection of front porch.  <b>No objection</b>	FPA	8 <sup>th</sup> March 2023 (extension granted until 15 <sup>th</sup> March)
23/0138/FFU	<b>5 Falcon Close, Lightwater, Surrey, GU18 5NB</b> Erection of single storey rear extension, garage conversion with addition of roof light.  <b>No objection but the committee wanted to raise concerns regarding the reduction in available parking and were uncertain the 4 parking spaces mentioned in the application could be accommodated in the design.</b>	FPA	8 <sup>th</sup> March 2023 (extension granted until 15 <sup>th</sup> March)
23/0047/FFU	<b>153 Ambleside Road, Lightwater, Surrey, GU18 5UN</b> Erection of detached car port.  <b>No objection</b>	FPA	9 <sup>th</sup> March 2023 (extension granted until 15 <sup>th</sup> March 2023)
23/0147/FFU	<b>150 Guildford Road, Lightwater, Surrey, GU18 5RW</b> Erection of a rear PVCu conservatory.  <b>No objection</b>	FPA	16 <sup>th</sup> March 2023
23/0175/FFU	<b>94 Ambleside Road, Lightwater, Surrey, GU18 5UJ</b> Erection of single storey side/rear extension following demolition of existing garage, erection of single storey front porch, part loft conversion to provide habitable accommodation.  <b>No objection but the committee wanted to raise concerns over the loss of parking.</b>	FPA	21 <sup>st</sup> March 2023
23/0180/FFU	<b>112 Ambleside Road, Lightwater, Surrey, GU18 5UL</b> Erection of two storey rear extension, conversion of attached garage to ancillary accommodation and fenestration changes to front elevation.  <b>No objection</b>	FPA	21 <sup>st</sup> March 2023
23/0183/FFU	<b>Buckhurst , Lightwater Road, Lightwater, Surrey, GU18 5XQ</b> Erection of two storey rear extension, single storey front extension to include balcony on first floor, garage conversion and extension of existing dormer to include roof light.  <b>Objection for the following reasons-</b>	FPA	21 <sup>st</sup> March 2023

	<ul style="list-style-type: none"> <li>• <b>Overshadowing/loss of outlook to neighbouring property</b></li> <li>• <b>Overlooking and loss of privacy</b></li> <li>• <b>Layout and density of the building</b></li> </ul>		
23/0227/FFU	<p><b>1 Weyside , Windermere Road, Lightwater, Surrey, GU18 5<sup>TH</sup></b> Erection of a single storey rear extension, incorporating workshop, with associated works and fenestration alterations following demotion of existing rear extension and workshop.</p> <p><b>No objections but the committee would like to know if the workshop is to be used for a commercial business or private use.</b></p>	FPA	31 <sup>st</sup> March 2023

<b>Windlesham Applications</b>			
23/0149/FFU	<p><b>3 Poplar Avenue, Windlesham, Surrey, GU20 6PL</b> The erection of a brick wall to enclose the car port area and fenestration changes.</p> <p><b>No objection but the committee would like to know if the wall is being built as a retaining wall.</b></p>	FPA	9 <sup>th</sup> March 2023 (extension granted until 15 <sup>th</sup> March)
23/0080/FFU	<p><b>Land East Of St Margaret's, Woodlands Lane, Windlesham, Surrey, GU20 6AS,</b> Development of 20 affordable dwellings with new access from Woodlands Lane.</p> <p><b>Objection for the following reasons-</b></p> <p style="padding-left: 40px;"><b><u>Traffic issues</u></b></p> <ul style="list-style-type: none"> <li>• <b>Concerns over already increased traffic as a result of the approved Heathpark Wood development.</b></li> </ul> <p style="padding-left: 40px;"><b><u>Loss or effect on trees</u></b></p> <ul style="list-style-type: none"> <li>• <b>There are many protected trees on the site covered by TPOs.</b></li> <li>• <b>The removal of trees on the site will increase the levels of noise and pollution from the motorway. Not only will this impact the proposed development but also existing nearby housing.</b></li> </ul> <p style="padding-left: 40px;"><b><u>Smells and fumes</u></b></p> <ul style="list-style-type: none"> <li>• <b>The proposed development is very close to the motorway and the noise and pollution as reported in the application will be of high levels.</b></li> </ul>	FPA	10 <sup>th</sup> March 2023 (extension granted until 15 <sup>th</sup> March)

	<p><b><u>Adverse effect on nature conservation</u></b></p> <ul style="list-style-type: none"> <li>Concerns over red kites and badgers on the site.</li> </ul> <p><b><u>Capacity of Infrastructure</u></b></p> <ul style="list-style-type: none"> <li>With already 116 houses approved in the Heathpark Woods development, there is concern regarding increased levels of traffic being generated.</li> <li>There is a lack of local infrastructure in place to cope with the proposed increased levels of housing in Windlesham.</li> </ul> <p><b><u>Affordable housing</u></b></p> <ul style="list-style-type: none"> <li>The application states the development will include affordable housing. Could the definition of affordable housing in this case be clarified?</li> <li>The Heathpark Wood development already accounts for a high percentage of affordable housing coming into Windlesham.</li> </ul>		
23/0125/FFU	<p><b>Walnut Tree Farm , Kennel Lane, Windlesham, Surrey, GU20 6AA</b> Demolition of an existing garage and outbuilding and construction of a replacement garage for associated storage and home office space</p> <p><b>No objection with the following comments- The committee were concerned that coupled with application number 23/0134/FFU it puts the development over the allowed 30% in greenbelt. The committee also commented that any additions and materials need to be in keeping with the existing building.</b></p>	FPA	16 <sup>th</sup> March 2023
23/0135/LLB	<p><b>Walnut Tree Farm , Kennel Lane, Windlesham, Surrey, GU20 6AA</b> Listed Building Consent for the construction of a single storey rear extension, first floor rear extension and repair of cladding</p> <p><b>No objection but the committee would like confirmation that a Heritage Officer is looking at all the applications.</b></p>	Listed Building Consent	16 <sup>th</sup> March 2023
23/0126/LLB	<p><b>Walnut Tree Farm , Kennel Lane, Windlesham, Surrey, GU20 6AA</b></p>	Listed Building Consent	16 <sup>th</sup> March 2023

	<p>Listed Building Consent - Demolition of an existing garage and outbuilding and construction of a replacement garage for associated storage and home office space</p> <p><b>No objection but the committee would like confirmation that a Heritage Officer is looking at all the applications.</b></p>		
23/0153/FFU	<p><b>New Place, London Road, Sunningdale, Ascot, Windsor And Maidenhead</b></p> <p>Construction of a single-storey side extension and conversion of a communal store to facilitate the creation of a 1 bedroom dwelling and enlargement of apartment 2 together with the construction of a communal porch. Associated landscaping and parking.</p> <p><b>Objection for the following reasons- Addition of an additional dwelling.</b></p> <p><b>The committee have questioned if the application falls under the Windlesham Parish Council boundaries and asked that this is clarified with the case officer.</b></p>	FPA	23 <sup>rd</sup> March 2023
23/0141/DTC	<p><b>Highams Park, Chertsey Road, Windlesham, Surrey, GU20 6HZ</b></p> <p>Application for the approval of details reserved by Condition 32 (Business Plan) of planning permission ref.ref.20/0747 dated 09/02/21 relating to "Hybrid planning application comprising: Full application for a new building for Sales, Manufacturing &amp; Heritage (Building 2) together with test road, two new vehicular accesses onto Highams Lane, associated parking, landscaping and ancillary outbuilding. Change of use of existing buildings (comprising former BOC Headquarters) for education, storage, business and ancillary uses. Outline application with all matters reserved for 2 new buildings for Headquarters and Engineering (Building 1) and Vehicle Research and Development (Building 3)".</p> <p><b>No comments</b></p>	Details to Comply	
23/0178/DTC	<p><b>Reef House, Snows Ride, Windlesham, Surrey, GU20 6LA</b></p> <p>Application for the approval of details pursuant to Condition 17 (CEMP) of application ref.22/0587/FFU granted 13/12/2022 (Construction of a replacement dwelling and ancillary building).</p> <p><b>No comment</b></p>	Details to Comply	

23/0177/DTC	<p><b>Reef House, Snows Ride, Windlesham, Surrey, GU20 6LA</b>  Application for the approval of details pursuant to Condition 3 (Sensitive Lighting Management Plan) of application ref.22/1319/NMA granted 17/01/2023 (Construction of a replacement dwelling and ancillary building).</p> <p><b>No comment</b></p>	Details to Comply	
23/0208/FFU	<p><b>66 Chertsey Road, Windlesham, Surrey, GU20 6HP</b>  Erection of a single storey rear extension, with pitched roof, 4no rooflights, bifold doors, and internal alterations, following demolition of the existing conservatory.</p> <p><b>No objection</b></p>	FPA	28 <sup>th</sup> March 2023
23/0216/FFU	<p><b>18 Windle Close, Windlesham, Surrey, GU20 6DY</b>  Erection of a single storey rear conservatory</p> <p><b>No objection</b></p>	FPA	31 <sup>st</sup> March 2023
23/0238/FFU	<p><b>The Orange House, Church Road, Windlesham, Surrey, GU20 6BT</b>  Erection of first floor rear and side extension, single storey rear extension, erection of front porch and roof alterations.</p> <p><b>No objection</b></p>	FPA	4 <sup>th</sup> April 2023

**There being no further business, the meeting closed at 11:46am**