



**Windlesham Parish Council**

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

Held on Tuesday 18th April at 18:30pm at St Anne's Church Centre, 43 Church Road, Bagshot.

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

**In attendance:** Sarah Wakefield – Assistant Clerk

Cllr White took the Chair

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

<b>PLAN/23/47</b>	<b>Apologies for absence</b> Apologies received and accepted from Cllr Turner and Cllr Barnett	
<b>PLAN/23/48</b>	<b>Declarations of interest</b> None declared	
<b>PLAN/23/49</b>	<b>Public question time</b> No public were no present	
<b>PLAN/23/50</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/23/51</b>	<b>To consider planning applications and planning appeals received prior to this meeting:</b> It was agreed to discuss the Windlesham applications first to the allow Cllr Hansen Hjul to leave the meeting early should she need to.	

	Windlesham Applications	
23/0311/FFU	<b>Ming Restaurant, Ming, London Road, Windlesham, Surrey, GU20 6PG</b>	FPA

	<p>Erection of detached two storey with roof accommodation block of flats comprising 4no 2-bed and 2no 1-bed flats and 2no 5-bed detached two storey dwellings with roof accommodation with car parking and landscaping following demolition of existing restaurant building.</p> <p><b>Objection for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>there is no change in layout from the previous application.</b></li> <li>• <b>over development of the site in terms of height, bulk and mass.</b></li> <li>• <b>the development would overlook houses in Rosslea.</b></li> <li>• <b>there is concern over the inadequate provision of parking facilities on this site for the density of the development. Members believe 18 parking spaces are required whereas the plans only suggest 14 will be provided. This is not in accordance with Section 4 of the Windlesham Neighbourhood Plan. Policy WNP4.1 and 4.2 specify the number and size of parking spaces and garages required for new residential developments: 2 parking spaces are required for 1 and 2-bedroom dwellings; and 3 parking spaces for 3+ bedroom or larger dwellings. This is of a particular concern on a site fronting onto the A30.</b></li> <li>• <b>WNP Policy 1.2 and WNP Policies 2.1, 2.2 and 2.3 refer to the mix, character and amenity of future housing in Windlesham and recommend that proposals should only be supported if they ‘protect the built and natural character features of their proposed setting within the village’. Members are concerned about the density of this proposed development and, in addition, the arrangement of having houses behind flats creates a two-tier development which erodes the existing character of the area.</b></li> <li>• <b>the proposed development would further exacerbate the traffic problems at this already difficult junction on the A30 which is close to both traffic lights and to the busy junction with School Road.</b></li> </ul>	
23/0325/DTC	<p><b>13 Newark Road, Windlesham, Surrey, GU20 6NE</b>  Application seek to discharge of condition (4) (Arboricultural Method Statement) 22/0998/FFU Erection of a first floor side extension and front porch, part garage conversion, internal alterations, changes to fenestration and alterations to roof over the existing garage.</p> <p><b>Members noted the application.</b></p>	DTC
23/0339/DTC	<p><b>Reef House, Snows Ride, Windlesham, Surrey, GU20 6LA</b>  Application for the approval of details pursuant to Condition 1 (Materials) of application ref.22/1319/NMA granted 17/01/2023 (Construction of a replacement dwelling and ancillary building).</p>	DTC

	Members noted the application and had no objections as long as the materials are in keeping with what was originally conditioned.	
	<b>Bagshot Applications</b>	
23/0201/FFU	<p><b>Wood End House , Dukes Covert, Bagshot, Surrey, GU19 5HU</b> Conversion, extension and change of use of part of existing dwelling to provide two units of visitor accommodation for short term lets.</p> <p><b>Objection for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• inappropriate development in the green belt.</li> <li>• the dwelling has already been extended by a disproportionate amount compared to the size of the original dwelling.</li> <li>• there has been little change to previous application #19/2171/FFU which has already been refused by the planning authority.</li> </ul>	FPA
	<b>Lightwater Applications</b>	
23/0333/FFU	<p><b>39 Colville Gardens, Lightwater, Surrey, GU18 5QQ</b> Retrospective planning permission for rear boundary fencing</p> <p><b>Members requested that if permission is granted, the fence is adequately camouflaged on the roadside with a non-invasive shrub, ensuring controlled growth which would not encroach onto the road.</b></p>	FPA
23/0274/FFU	<p><b>7 Christie Close, Lightwater, Surrey, GU18 5UG</b> Erection of single storey side extension</p> <p><b>Objection for the following reasons:</b> <b>Since 2021 there have been 5 planning applications on this site. Members feel this application is an over development of an already over developed site and is also out of character with the street scene.</b></p>	FPA

There being no further business, the meeting closed at 18:46