



Windlesham Parish Council

Joanna Whitfield
 Clerk to the Council
 Tel: 01276 471675
 Email: clerk@windleshampc.gov.uk
 Website: www.windleshampc.gov.uk

The Council Offices
 The Avenue
 Lightwater
 Surrey
 GU18 5RG

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

Held on 24th February 2026, 6:30pm at St Anne’s Church Centre, 45 Church Road, Bagshot

Bagshot Cllrs		Lightwater Cllrs			Windlesham Cllrs	
White	P	Turner		P	Marr	A
Du-Cann	-	Stevens		P	Lewis	S

In attendance: Joanna Whitfield – Clerk

Cllr Stevens took the Chair

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

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PLAN/25/90	Apologies for absence Apologies were received from Cllr Marr.
PLAN/25/91	Declarations of interest None
PLAN/25/92	Public question time No members of the public were present
PLAN/25/93	Exclusion of the press and public No Exclusions to the press and public.
PLAN/25/94	To consider planning applications and planning appeals received prior to this meeting:

	Bagshot Applications		
26/0083/PMR	Unit 2 Adjacent To Waitrose 150 - 152 London Road Bagshot Surrey Application under Section 73 of the Town and Country Planning Act to vary condition 2 (maximum floor space) and 7 (maximum mezzanine floor	Relaxation/M odification	4 th March 2026

	<p>space) of planning permission 16/1041 for the subdivision of existing retail unit to provide 3 No. retail units to be used for the following : one unit for the sale of bulky goods and goods relating to outdoor pursuits with ancillary travel clinic (Class A1); one unit for the sale of bulky goods with ancillary pet care, treatment and grooming facilities and installation of mezzanine floor (Class A1); and one used as a cafe/restaurant (Class A3), to increase the pet care and treatment accommodation.</p> <p>NO OBJECTION</p>		
26/0116/FFU	<p>Iona, Vicarage Road, Bagshot, Surrey, GU19 5EJ Erection of a ground floor rear extension.</p> <p>NO OBJECTION</p>	FPA	13 th March 2026
Lightwater Applications			
26/0033/GPE	<p>24A Broadway Road Lightwater Surrey GU18 5SJ Prior approval for a larger home extension (Schedule 2, Part 1, Class A) with a maximum depth of 5 metres, a maximum height of 3.10 metres and an eaves height of 2.90 metres, following demolition of existing conservatory.</p> <p>NO OBJECTION</p> <p>However, Members noted that a second application is pending for this property, and question whether these proposals should be brought together, requiring a single full planning application</p>	Class A Part 1	26 th February 2026
26/0106/CES	<p>31 Ridgeway Close, Lightwater, Surrey GU18 5XX Certificate of lawfulness for a proposed dropped kerb.</p> <p>NO OBJECTION</p>	Certificate Proposed Development	9 th March 2026
26/0099/FFU	<p>11 Broadway Road, Lightwater, Surrey, GU18 5SL Extension of existing dropped curb from 3.61m to 8.110m.</p> <p>NO OBJECTION</p>	FPA	11 th March 2026
Windlesham Applications			
26/0091/DTC	<p>15 Highwaymans Ridge, Windlesham, Surrey GU20 6NF Submission of details to comply with condition 5 (Trees) attached to planning permission</p>	Details to comply	4 th March 2026

	<p>25/1211/FFU for erection of a first floor rear extension.</p> <p>Members resolved to COMMENT as follows:</p> <p>The Tree Protection Plan appears comprehensive, but we rely on the expertise of SHBC to ensure that it meets all the requirements of condition 5 and to provide written approval.</p>		
<p>26/0085/NMA</p>	<p>Windlesham Campus Sunninghill Road Windlesham Surrey GU20 6PP Application under S96a (non material amendment) to application ref: 21/1122/FFU to allow alterations Building A, Building B and Building C.</p> <p>Members resolved NO OBJECTION with the following COMMENT:</p> <p>Members understand the following to be the case: SHBC has provided pre-application advice at a meeting on 27 November 2025 and in writing on 22 January 2026, the advice was positive and a Section 96A application was advised to be appropriate.</p> <p>The changes will not result in an increase in built footprint on this Green Belt location. The purpose of the revisions is to optimise buildability, functionality and the creation of an all-electric campus with no gas boilers. The most significant change appears to be the consolidation of air source heat pumps on the roof of Building B, having been removed from Buildings A and D. Chillers have been added to Building C (data centre cooling), having been removed from Building B. Flues have been removed from Buildings A and B and a generator added to Building B.</p> <p>The proposed air source heat pumps and plant deck on Building B will be of a similar height, massing and appearance to existing plant on the roof of Building B and across the wider campus.</p> <p>A Noise Impact Assessment Addendum by Arup dated 6 January 2026 confirms compliance with the noise limits secured under the original permission (21/1122/FFU). This document is of a technical nature, and we rely on the expertise of SHBC to interpret it and ensure that the changes proposed by this application adhere to the agreed noise limits.</p>	<p>Non Material Amendment</p>	<p>Not Available</p>

There being no further business, the meeting closed at 18:40