



Windlesham Parish Council

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**MINUTES OF A MEETING OF WINDLESHAM PARISH COUNCIL’S PLANNING COMMITTEE
Held on Tuesday 30th April at 6.45pm in the Council Chamber**

Bagshot Cllrs		Lightwater Cllrs		Windlesham Cllrs	
Bakar	A	Gandhum	-	Stacey	P
Manley	P	Halovsky-Yu	P	White	P
				Buck	A

In the Chair: Councillor Barry Stacey

In attendance: Sarah Walker – Clerk to the Council
6 members of the public

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

PLAN/18/95 Apologies for absence

Apologies were received from Cllrs Buck and Bakar. It was noted that Cllr Gandhum was absent without apologies.

PLAN/18/96 Declarations of Interest

Cllr Stacey declared a non-pecuniary interest in application 19/0291 as he lives in neighbouring property and had a received notice of the application as a consultee.

PLAN/18/97 Public question time

There were 6 members of the public present. Sarah Kingsley of the Chapel Lane Action Group gave an explanation of their campaign in relation to application 19/0235 and the multitude of reasons to object to the development.

PLAN/18/98 Exclusion of the press and public.

There were no matters to be dealt with after exclusion of the Press and Public.

18.50 Cllr Trentham entered the chamber

PLAN/18/99 To consider planning applications and planning appeals received prior to this meeting:

It was agreed to move application 19/0235 to be the first application to be considered.

<p>19/0235</p>	<p>WOODSIDE COTTAGE, CHAPEL LANE, BAGSHOT, GU19 5DE</p> <p>Residential development of 44 dwellings comprising 3 No. two bedroom, 7 No. three bedroom, 16 No. four bedroom two storey homes and 7 No. one bedroom. 5No. two bedroom, 4 No. three bedroom, and 2 No. four bedroom flats within a three storey building along with access, parking/garaging, and landscaping, following the demolition of existing dwelling and associated outbuildings.</p> <p>The Committee have numerous objections to the proposals put forward –these are outlined below:</p> <p>The proposal constitutes gross overdevelopment of the site. The application does not offer sufficient parking provision for the number of units proposed. There is no provision for supporting infrastructure that would be required – no new roads or any mitigation to reduce the impact of the huge increase in traffic that would no doubt be generated by such a development. The local roads are already adversely affected by volume of traffic, leading to frequent congestion and increasing levels of pollution. Accessibility to the site does not take into consideration the safety and needs of all highway users, particularly considering the proximity of the location to local schools.</p> <p>The proposed development would cause unacceptable harm to the open water meadow character of the site which provides a rural setting to Bagshot and would have an adverse affect upon the rural character of Chapel Lane. The development would see the loss of an environmentally valuable green space in the village and the potential loss of significant trees – 26 of which are covered by TPO. The site also provides habitat for protected species.</p> <p>There are no proposals put forward to add to or enhance local infrastructure. Local services such as schools and the healthcare provision are already stretched to capacity and are insufficient for the current population in the village. A significant increase to the population will exacerbate this further.</p>	<p><i>FPA</i></p>
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The members of the public left the chamber at 18.55

19/0239	<p>13 DUVAL PLACE, BAGSHOT, GU19 5LP Erection of a part two storey, part single storey side extension with dormer window to rear and forming a link to the existing garage, and the erection of a single storey rear extension following the removal of the existing rear extension. No objection.</p>	<p><i>FPA</i></p>
19/0244	<p>BADGERS CROSSING, WESTWOOD ROAD, WINDLESHAM, GU20 6LP Application for a lawful development certificate for the proposed erection of a two storey rear extension and detached outbuilding. No objection.</p>	<p><i>CPD</i></p>
19/0194	<p>1 BEECH COTTAGES, POUND LANE, WINDLESHAM, GU20 6BP Erection of a single storey carport to side of property. No objection.</p>	<p><i>FPA</i></p>
19/0202	<p>89-91 GUILDFORD ROAD, LIGHTWATER, GU18 5SB Minor material amendment pursuant to planning permission SU/18/1009 (relating to the erection of 3, three bedroom and 2, two bedroom houses together with associated access, parking and landscaping) to allow the provision of bedroom accommodation in the roof with front dormers and rear rooflights to provide the development of 3no. four bedroom and 2no. three bedroom dwellings. The Committee objected due to highways issues and insufficient parking now that the application had increased the number of bedrooms by 5. The Committee also queried if such an increase could really be considered as a relaxation/modification rather than requiring another full planning application.</p>	<p><i>Relaxation/Modification</i></p>
19/0255	<p>TIMBERS, CHURCH ROAD, WINDLESHAM, GU20 6BH Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension and a porch. No objection.</p>	<p><i>CPD</i></p>

19/0242	1 PETHERN COTTAGES, THORNDOWN LANE, WINDLESHAM, GU20 6DF Erection of two storey side extension following demolition works. No objection.	<i>FPA</i>
19/0271	BAGSHOT MANOR, 1 GREEN LANE, BAGSHOT, GU19 5NL Application for the prior approval under Schedule 2, Part 3, Class O of the General Permitted Development Order for the conversion of the existing building to provide 83 flats across three floors. The Committee objected due to gross overdevelopment of the site, insufficient parking provision and the unacceptable use of space as amenity/habitable accommodation.	<i>Other Prior Approval GPDO</i>
19/0279	TIMBERS, CHURCH ROAD, WINDLESHAM, GU20 6BH Erection of a part first floor, part two storey side extension and single storey rear extension with associated works following demolition of existing conservatory. No objection.	<i>FPA</i>
19/0235	WOODSIDE COTTAGE, CHAPEL LANE, BAGSHOT, GU19 5DE Residential development of 44 dwellings comprising 3 No. two bedroom, 7 No. three bedroom, 16 No. four bedroom two storey homes and 7 No. one bedroom. 5No. two bedroom, 4 No. three bedroom, and 2 No. four bedroom flats within a three storey building along with access, parking/garaging, and landscaping, following the demolition of existing dwelling and associated outbuildings. Full Planning Application	<i>FPA</i>
18/1105	20 JUNCTION ROAD, LIGHTWATER, GU18 5TQ Erection of a single storey rear extension following the demolition of the existing rear projection, installation of a side facing window at first floor level and associated works. No objection.	<i>FPA</i>
19/0280	24 ATFIELD GROVE, WINDLESHAM, GU20 6DP Certificate of lawfulness for the proposed erection of a single storey rear extension. No objection.	<i>CPD</i>
19/0296	34 LONDON ROAD, BAGSHOT, GU19 5HN Application under S.73 of the Town and Country Planning Act 1990 to vary condition 17 (slab level) of permission 17/0475 (erection of one 2 storey building (with accommodation in roofspace) to comprise 4x2 bed and 2x1 bed flats and 3x4 terraced houses (with	<i>Reserved Matters</i>

	accommodation in the roofspace) with associated cycle and bin stores and parking following demolition of existing dwelling.) The Committee objected due to overdevelopment of the site and inadequate parking provision.	
19/0276	19 POPLAR AVENUE, WINDLESHAM, GU20 6PL Erection of a first floor side extension and installation of rear dormer to facilitate loft conversion, and associated works. No objection.	<i>FPA</i>
19/0287	15 PERRY WAY, LIGHTWATER, GU18 5LB Certificate of lawfulness for proposed single storey rear extension, following demolition of existing rear conservatory. No objection.	<i>CPD</i>
19/0007	LANDSCAPE SUPPLIES, NEW ROAD, WINDLESHAM, GU20 6BJ Change of use of existing landscape supplies processing and storage yard (B2 and B8 use) to residential use (C3) and erection of 3 no. bungalow barns with landscaping and parking. The Committee supported the application but noted that 3 housing units was adequate for the site and recommended that if a change of use is granted that there is a condition that no further development is permitted.	<i>FPA</i>
19/0302	14 SHRUBLANDS DRIVE, LIGHTWATER, GU18 5QS Part garage conversion into habitable accommodation. No objection.	<i>FPA</i>
19/0291	FORMER POST OFFICE (NO. 13) AND LAND TO REAR AND SIDE OF NO. 15 UPDOWN HILL, WINDLESHAM, GU20 6DL Minor material amendment pursuant to condition 16 (use of retail premises at plot 1) of planning permission 17/1132 to include sui generis (Beauty Salon). The Committee did not object to the application, but noted that as the application is in a conservation area, there should be no or little illuminated signage.	Relaxation/Modification
19/0321	31 CHERTSEY ROAD, WINDLESHAM, GU20 6EW Erection of two storey building comprising 1 x four bedroom and 1 x three bedroom dwellings in a semi-detached arrangement following demolition of existing bungalow and outbuildings. The Committee objected to the application due to overdevelopment of the site, access issues and inadequate parking.	<i>FPA</i>

19/0322	2 BIRCHWOOD DRIVE, LIGHTWATER, GU18 5RX Erection of detached outbuilding/shed The Committee did not object to the application subject to a condition that the outbuilding is not used as habitable accommodation in the future.	<i>FPA</i>
19/0312	12 HIGH VIEW ROAD, LIGHTWATER, GU18 5YE Certificate of Existing Lawful Use/Development for the use of a detached garage as independent living accommodation (class C3), in the form of a one bedroom unit. No objection.	Certificate of Existing Use
19/0299	61 FREEMANTLE ROAD, BAGSHOT, GU19 5LY Certificate of proposed development for the erection of a dormer window to the rear roof slope, and installation of three rooflights to the front roof slope, to facilitate a loft conversion. No objection.	CPD

PLAN/18/100 Memorial Inscriptions

There were no memorials to consider.

PLAN/18/101 Correspondence

There was no correspondence.

There being no further business, the meeting closed at 19:11