



### **Windlesham Parish Council**

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The Council Offices  
The Avenue  
Lightwater  
Surrey  
GU18 5RG

16<sup>th</sup> August 2023

**To: Cllrs Du Cann, Marr, Richardson, Turner, Stevens, White and Willgoss**

**And all members of Council as nominated substitutes**

You are hereby summoned to attend a meeting of the Planning Committee to be held at Lightwater Library, 83A Guildford Road, Lightwater on **Monday 21<sup>st</sup> August 2023 at 10:00am** to act upon the under-mentioned business.

Yours sincerely

**Joanna Whitfield  
Clerk to the Council**

#### **MEETING INFORMATION**

Members of the public are invited to attend this meeting or alternatively, if you wish to submit any questions or comment on any of the items on this agenda without attending, please email [clerk@windleshampc.gov.uk](mailto:clerk@windleshampc.gov.uk) by midday on Monday 21<sup>st</sup> August 2023. Please note that submissions for public participation will be read aloud at the meeting, along with the name of the person submitting the comment. If you do not wish your name to be made public at the meeting you must specify this to the Clerk in writing at the time of submission.

#### **AGENDA**

1. **Apologies for absence**
2. **Declarations of interest:** Members to declare any interest, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and to consider any requests from members for dispensations that accord with the Localism Act 2011 S33(b-e)
3. **Public question time**
4. **Exclusion of the press and public.** To agree any items to be dealt with after the public, including the press, have been excluded under S1(2) of the Public Bodies (Admission to Meetings) Act 1960
5. **To consider planning applications and planning appeals received prior to this meeting:**

	Bagshot Applications		
23/0748/DTC	<b>Woodside Cottage, Chapel Lane, Bagshot, Surrey</b> Application for the approval of details pursuant to Condition 6 (surface water drainage verification) of planning permission APP/D3640/W/20/3248476 [SU/19/0235] (relating to the residential development of 44 dwellings comprising 7 no two bedroom, 9 no three bedroom and 16 no four bedroom two storey homes and 7 no one bedroom and 5 no two bedroom flats within a three storey building along with access, parking/garaging, and landscaping, following the demolition of the existing dwelling and associated outbuildings], as amended by Condition 1 of non-material amendment permission 22/0491/NMA, to allow the final approval of the verification details/report (permeable paving)	DTC	
23/0713/FFU	<b>Bovingdon Cottage , Bracknell Road, Bagshot, Surrey, GU19 5HX</b> Retrospective planning permission sought for the subdivision of the plot to facilitate the construction of a 3-bedroom single-family dwellinghouse.	FFU	25 <sup>th</sup> August 2023
23/0760/CES	<b>48 Yaverland Drive, Bagshot, Surrey, GU19 5DY</b> Certificate of lawfulness for a proposed detached	CES	
23/0805/DTC	<b>2-3 The Square, Bagshot, GU19 5AX</b> Submission of details to comply with conditions 1 (Timescale), 3 (Parking), 4 (Charging Unit), 5 (Bicycles), 6 (Windows), 7 (Flues), 10 (Materials) attached to planning permission 20/0692/FFU for the conversion of existing offices into three 2 bedroom flats with the provision of ground floor flank window.	DTC	
	Lightwater Applications		
23/0771/FFU	<b>13 High View Road, Lightwater, Surrey, GU18 5YE</b> Erection of detached outbuilding to the rear of the property.	FFU	23 <sup>rd</sup> August 2023
23/0765/FFU	<b>94 Ambleside Road, Lightwater, Surrey, GU18 5UJ</b> Erection of single-storey side and rear extensions following demolition of existing garage, single-storey front porch and gable, erection of attached front garage, part conversion of roof space with rear dormer, installation of roof lights and changes to fenestration.	FFU	25 <sup>th</sup> August 2023
23/0783/FFU	<b>Lightwater Country Park, Lightwater Leisure Centre , The Avenue, Lightwater, Surrey, GU18 5RG</b> Construction of an outdoor seating area for cafe use, the conversion of window to external service hatch, and window to service door together with the installation of an extract flue to the roof.	FFU	29 <sup>th</sup> August 2023
23/0862/FFU	<b>Coniston , Lightwater Road, Lightwater, Surrey, GU18 5XQ</b> Erection of a two storey front extension following demolition of existing garage and single storey side extension. Roof alterations including pitched roof to the rear along with internal alterations, fenestration changes and rendering to existing side elevations.	FFU	12 <sup>th</sup> September 2023

23/0838/CEU	<b>8 Blackstroud Lane West, Lightwater, Surrey, GU18 5SP</b> Certificate of lawfulness (existing) for existing garage conversion to reception room.	CEU	5 <sup>th</sup> September 2023
	<b>Windlesham Applications</b>		
23/0749/FFU	<b>Lancewood, London Road, Windlesham, Surrey, GU20 6LE</b> Erection of an entrance gate with pillars.	FFU	21 <sup>st</sup> August 2023
23/0710/FFU	<b>17 Deans Court, Windlesham, Surrey, GU20 6QE</b> Single storey front/side extension	FFU	
23/0768/NMA	<b>Wentworth House, Westwood Road, Windlesham, Surrey, GU20 6LP</b> Non material amendment to planning permission 22/1077/FFU to provide additional door to the front elevation.	NMA	
23/0818/FFU	<b>Windlesham Moor , Sunninghill Road, Windlesham, Surrey, GU20 6PP</b> Extensions/alterations of an existing courtyard kitchen, roof lights, fabric awning, new storage area following demolition of existing shed and changes to fenestration.	FFU	4 <sup>th</sup> September 2023
23/0846/DTC	<b>The Hedges, Church Road, Windlesham, Surrey, GU20 6BH</b> Submission of details to comply with condition 3 (No external shall be used on or in the development hereby approved until samples of them have been submitted to and approved in writing by the local planning authority) attached to planning permission	DTC	
23/0859/FFU	<b>52 Chertsey Road, Windlesham, Surrey, GU20 6EP</b> Erection of single storey side extension.	FFU	12 <sup>th</sup> September
23/0845/NMA	<b>Windlesham Campus Sunninghill Road, Windlesham, Surrey, GU20 6PP</b> Application for a non material amendments to planning permission 21/1122/FFU to allow the partial change in materials to utilise zinc cladding, alteration to the ribbon shape /fascia, increase in height of 450mm, alternation to the skylight shape and the addition of four mechanical smoke extract vents to the roof.	NMA	
23/0861/DTC	<b>Erlwood Manor, London Road, Windlesham, Surrey, GU20 6PH</b> Submission of details to comply with condition 3 (Materials) attached to planning permission 21/1122/FFU Alterations to existing buildings and landscape; demolition of Biology East; construction of a three storey collaboration hub and link building; landscaping; creation of footpaths; associated infrastructure and other works.)	DTC	

Please see Surrey Heath explanation document below:

A1.	<b>Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
A2.	<b>Financial &amp; professional Services</b>	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3.	<b>Restaurants and Cafes</b>	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4.	<b>Drinking Establishments</b>	Public houses, wine bars or other drinking establishments (but not nightclubs).
AS.	<b>Hot Food Takeaways</b>	For the sale of hot food consumption <i>off</i> the premises.
81.	<b>Business</b>	Offices, research and development, light industry appropriate to a residential area.
82.	<b>General Industrial</b>	Use for the carrying on of an industrial process other than one falling within class 81 above.
88.	<b>Storage or Distribution</b>	Use for the storage or as a distribution centre including open air storage.
C1.	<b>Hotels</b>	Hotels, board and guest houses where, in each case no significant element of care is provided.
C2.	<b>Residential Institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A.	<b>Secure Residential Institutions</b>	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3.	<b>Dwelling houses</b>	Family houses or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
C4.	<b>Houses in Multiple Occupation</b>	Small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1.	<b>Non-residential Institutions</b>	Clinics, health centres, creches, day nurseries, day centres, school, art galleries, museums, libraries, halls, places of worship, church halls, law courts. Non-residential education and training <b>areas</b> .
D2.	<b>Assembly &amp; Leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
	<b>Sui Generis</b>	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, garden centres, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, laundrettes, dry cleaners, <b>taxi</b> businesses, amusement centres and casinos.

#### **How the Committee makes a decision:**

The Planning Applications Committee's decision on an application can be based only on planning issues. These include:

- Legislation, including national planning policy guidance and statements.
- Policies in the adopted Surrey Heath Local Plan and emerging Local Development Framework, including Supplementary Planning Documents.
- Sustainability issues.
- Layout and design issues, including the effect on the street or area (but not loss of private views).
- Impacts on countryside openness.
- Effect on residential amenities, through loss of light, overlooking or noise disturbance.
- Road safety and traffic issues.
- Impacts on historic buildings.
- Public opinion, where it raises relevant planning issues.

The Committee cannot base decisions on:

- Matters controlled through other legislation, such as Building Regulations e.g. structural stability, fire precautions.
- Loss of property value.
- Loss of views across adjoining land.
- Disturbance from construction work.
- Competition e.g. from a similar retailer or business.
- Moral issues.
- Need for development or perceived lack of a need (unless specified in the report).
- Private issues between neighbours i.e. boundary disputes, private rights of way. The issue of covenants has no role in the decision to be made on planning applications.

**Reports will often refer to specific use classes. The Town & Country Planning (Use Classes) Order 1995 (as amended) is summarised for information below:**