



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

6th September 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 **Tuesday 12th September 2023 at 11:00am** 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 by 5pm on Monday 11th September 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 | | |
|-------------|---|-----|--|
| 23/0729/DTC | Solstrand , Station Road, Bagshot, Surrey, GU19 5AS Submission of details to comply with condition 3 (Details of External Facing Materials), Condition 5 (Proposed Finished Ground Floor Levels), Condition 9 (Ecological | DTC | |

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| | Enhancement Plan), Condition 10 (Construction Transport Management Plan), Condition 13 (Badger Sett Survey), Condition 14 (Sensitive Lighting Management Plan), Condition 17 (Reptile Precautionary Working Method Statement), and Condition 18 (Drainage Scheme) attached to planning permission 21/1176/FFU. | | |
| 23/0871/FFU | Footbridge, Chapel Lane, Bagshot, Surrey Erection of a timber footbridge | FFU | 20 th September 2023 |
| 23/0870/FFU | 10 Green Farm Road, Bagshot, Surrey, GU19 5LB Erection of a front porch with a pitched roof canopy. | FFU | 20 th September 2023 |
| 23/0250/FFU APP/D3640/D/23/ 3326684 | Rai Cottage, 111 London Road, Bagshot, Surrey, GU19 5DH Single storey rear/infill extension, roof replacement and raising to provide first floor accommodation and alterations to fenestration. | APPEAL | 26 th September 2023 |
| 23/0869/CEU | 79 Guildford Road, Bagshot, Surrey, GU19 5NS Certificate of Lawfulness for an existing detached dwellinghouse. | Certificate of Existing Use | 21 st September 2023 |
| 23/0250/FFU APP/D3640/D/23/ 3326684 | Rai Cottage, 111 London Road, Bagshot, Surrey, GU19 5DH Single storey rear/infill extension, roof replacement and raising to provide first floor accommodation and alterations to fenestration. As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments. | APP/D3640/ D/23/33266 84 | 19 th September 2023 |
| 23/0896/FFU | 32 Cedar Close, Bagshot, Surrey, GU19 5AD Erection of a part single, part two storey front extension, two storey side and rear extension and first floor side extension along with conversion of existing garage and loft with rear dormer, following demolition of existing single storey rear extension. | FFU | 26 th September 2023 |
| 23/0884/CEU | The Farm House, The Annexe , Hall Grove Farm Industrial Estate, Bagshot, Surrey, GU19 5HP Certificate of Lawfulness for the existing use of the annex as a single self-contained dwellinghouse. | CEU | 28 th September 2023 |
| 23/0924/DTC | Marchwood Dukes Covert Bagshot Surrey GU19 5HU Submission of details to comply with condition 3,6,7,9 and 10 (Materials, Landscaping, Tree method statement, Site Management and Tree Protection Plan.) attached to planning permission 23/0606/FFU for Erection of replacement dwelling, following demotion of existing. | Details to Comply | |
| | Lightwater Applications | | |
| 23/0881/CES | 36 Curley Hill Road, Lightwater, Surrey, GU18 5YH Certificate of lawfulness (proposed) for the proposed erection of an outbuilding | CPD | |
| 23/0886/DTC | 13 Sorrel Drive, Lightwater, Surrey, GU18 5PB Submission of details to comply with condition 4 and 5 attached to planning permission 22/0742/FFU for Erection of single storey rear extension and erection of first-floor extension above existing attached garage | DTC | |
| 23/0897/DTC | Buckhurst, Lightwater Road, Lightwater, Surrey, GU18 5XQ Submission of details to comply with condition 4 (Tree Protection Plan) attached to planning permission 23/0183/FFU for the erection of two storey rear extension, single storey front extension to include balcony on first floor, | DTC | |

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| | garage conversion and extension of existing dormer to include roof light. | | |
| 23/0261/FFU APP/D3640/D/23/ 3325428 | 160 Ambleside Road, Lightwater, Surrey, GU18 5UW Erection of a part single, part two storey front, rear and side extensions plus a part garage conversion into habitable accommodation. As this appeal is proceeding under the Householder Appeals Service , there is no opportunity for to submit comments | APP/D3640/ D/23/33254 28 | 22 nd September 2023 |
| 23/0916/FFU | 15 Christie Close, Lightwater, Surrey, GU18 5UG Erection of a two storey side extension following demolition of garage. | FPA | 4 th October 2023 |
| | Windlesham Applications | | |
| 23/0880/FFU | Woodhall, Woodhall Lane, Sunningdale, Ascot, Surrey, SL5 9QW The demolition of all the existing structures at Wood Hall and the construction of a replacement one and two storey, detached, 6 bedroom dwelling with basement garaging, entirely below ground level. Four self-contained apartments. Two of the apartments are housed above two detached courtyard garage buildings, forming a traditional courtyard to the front of the property. | FFU | 20 th September 2023 |
| 23/0724/FFU | 28 Updown Hill, Windlesham, Surrey, GU20 6DX Erection of a single storey front extension with a pitched roof, a single story rear extension, a first floor flank dormer, and conversion of garage to include a raised roof, along with changes to fenestration and internal alterations. | FFU | 21 st September 2023 |
| 23/0889/CES | 19 Turpins Rise, Windlesham, Surrey, GU20 6NG Certificate of lawfulness for the proposed erection of a single storey rear extension | CPD | 22 nd September 2023 |
| 23/0531/FFU APP/D3640/D/23/ 3326759 | Eastwood, Church Road, Windlesham, GU20 6BT Erection of a free standing car port. | APP/D3640/ D/23/33267 59 | 27 th September 2023 |
| 23/0917/NMA | Post Lodge Kennel Lane Windlesham Surrey GU20 6AA Non-material amendment to planning permission 23/0610/FFU to allow for the width and depth of the rear extension to be altered while retaining the approved floor area and stipulated design considerations. | Non Material Amendment | 29 th September 2023 |

Please see Surrey Heath explanation document below:

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| A1. | Shops | Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors. |
| A2. | Financial & professional Services | Banks, building societies, estate and employment agencies, professional and financial services and betting offices. |
| A3. | Restaurants and Cafes | For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes. |
| A4. | Drinking Establishments | Public houses, wine bars or other drinking establishments (but not nightclubs). |
| AS. | Hot Food Takeaways | For the sale of hot food consumption <i>off</i> the premises. |
| 81. | Business | Offices, research and development, light industry appropriate to a residential area. |
| 82. | General Industrial | Use for the carrying on of an industrial process other than one falling within class 81 above. |
| 88. | Storage or Distribution | Use for the storage or as a distribution centre including open air storage. |
| C1. | Hotels | Hotels, board and guest houses where, in each case no significant element of care is provided. |
| C2. | Residential Institutions | Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. |
| C2A. | Secure Residential Institutions | 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. | Dwelling houses | 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. | Houses in Multiple Occupation | 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. | Non-residential Institutions | 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 areas . |
| D2. | Assembly & Leisure | 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). |
| | Sui Generis | 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, taxi 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: