



Windlesham Parish Council

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The Council Offices
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6th March 2024

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 All Saints' Church Hall, Broadway Road, Lightwater **13th March 2024 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 Tuesday 12th March 2024. 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 responding the 'Strengthening planning policy for brownfield development' consultation.
6. To consider planning applications and planning appeals received prior to this meeting:

Bagshot Applications			
24/0159/FFU	Jacks Fish And Chips, 3A Half Moon Street, Bagshot, Surrey, GU19 5AL Erection of a single storey rear extension, new garage following removal of existing garage, raising the roof for additional storage space, installation of roof lights, changes to fenestration and internal alterations.	FPA	29th March 2024
24/0179/CES	April Cottage 2 Connaught Road Bagshot Surrey GU19 5EL Certificate of lawfulness (proposed) for the proposed garage conversion.	Certificate Proposed Development	Not Available
Lightwater Applications			
24/0136/FFU	99-101, Guildford Road, Lightwater, Surrey, GU18 5SB Development of site to provide 21no. Dwellings with associated access, hardstanding, landscaping and parking	FPA	21 st March 2024
24/0180/FFU	10 Deer Leap, Lightwater, Surrey, GU18 5PF Garage Conversion to provide habitable accommodation and storage.	FPA	22 nd March 2024
24/0187/FFU	10 Barnett Lane, Lightwater, Surrey, GU18 5LE Erection of a single storey rear extension following demolition of existing conservatory.	FPA	27 th March 2024
24/0189/FFU	Westfield, 14 Broadway Road, Lightwater, Surrey, GU18 5SJ Erection of single storey rear extension following demolition of existing conservatory and associated internal alterations.	FPA	27 th March 2024
24/0190/FFU	19 Junction Road, Lightwater, Surrey, GU18 5TQ Erection of single storey front porch and first floor side extension. Addition of roof light on first floor and associated internal alterations.	FPA	27 th March 2024
24/0160/FFU	78 Broom Field, Lightwater, Surrey, GU18 5QW Erection of a two-storey side extension to include a new garage to the front of the property, and conversion of existing garage to habitable accommodation.	FPA	27 th March 2024
Windlesham Applications			
24/0148/FFU	Pond Cottage, Chertsey Road, Windlesham, Surrey, GU20 6HT Erection of a two-storey replacement dwelling house with basement following demolition of existing dwelling and garage.	FPA	20 th March 2024
24/0178/SCR	Land At Snows Ride Windlesham Surrey Request for a screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the development of the site for 187 new dwellings (comprising up to 154 Integrated Retirement Community Units Use Class C2, 10 self-build plots	SCREEN	20 th March 2024

	and 23 flats Use Class C3), communal facilities and potential GP surgery as part of an integrated retirement community together with 9km SANG space and associated parking and landscaping.		
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1. Item 5 - To consider responding the 'Strengthening planning policy for brownfield development' consultation.

Members are asked to consider if they would like to respond to the following consultation.

Consultation on changes to national planning policy to support brownfield development and reviewing the threshold for referral of applications to the Mayor of London.

This consultation closes at
11:45pm on 26 March 2024

Consultation description

This consultation seeks views on changes to national policy to strengthen planning support for brownfield development, and ensure we make the best use of land. The document consults on 3 proposals:

- Changes to national planning policy to give significant weight to the benefits of delivering as many homes as possible and take a flexible approach in applying planning policies or guidance relating to the internal layout of development.
- Changes to the way the Housing Delivery Test operates in the 20 towns and cities subject to the uplift in the standard method. This would introduce an additional presumption trigger where their Housing Delivery Test score falls below 95%. In these circumstances the presumption in favour of sustainable development would apply to applications on previously developed land.
- Reviewing the threshold for referral of applications to the Mayor of London

[Please click here for relevant information.](#)

An online response can be submitted [here](#) and a copy of the questionnaire can be viewed below:

What is your name?

Name

What is your email address?

Email

What is your organisation?

Organisation

What type of organisation are you representing?

Please select

Developer/housebuilder authority	Interest group or voluntary organisation	Local	
private sector organisation	Neighbourhood planning body, parish or town council	Other	Other
	Personal view		
	Professional body		

Question 1: Do you agree we should change national planning policy to make clear local planning authorities should give significant weight to the benefits of delivering as many homes as possible [yes/no]? If not why not?

Yes No

If you answered 'no', enter your answer in the space provided.

Question 2: Do you agree we should change national planning policy to make clear local planning authorities should take a flexible approach in applying planning policies or guidance relating to the internal layout of development [yes/no]? If not, why not?

Yes No

If you answered 'no', enter your answer in the space provided.

Question 3: If we were to make the change set out in question 2, do you agree this change should only apply to local policies or guidance concerned with the internal layout of developments [yes/no]? If not, what else should we consider?

Yes No

If you answered 'no', enter your answer in the space provided.

Question 4: In addition to the challenges outlined in paragraph 13, are there any other planning barriers in relation to developing on brownfield land?

Question 5: How else could national planning policy better support development on brownfield land, and ensure that it is well served by public transport, is resilient to climate impacts, and creates healthy, liveable and sustainable communities?

Question 6: How could national planning policy better support brownfield development on small sites?

Question 7: Do you agree we should make a change to the Housing Delivery Test threshold for the application of the Presumption in Favour of Sustainable Development on previously developed land [yes/no]?

Yes No

Question 8: Do you agree the threshold should be set at 95% [yes/no]? Please explain your answer.

Yes No

Explain your answer to the above question in the space provided.

Question 9: Do you agree the change to the Housing Delivery Test threshold should apply to authorities subject to the urban uplift only [yes/no]? If not, where do you think the change should apply?

Yes No

If you answered 'no', enter your answer in the box.

Question 10: Do you agree this should only apply to previously developed land within those authorities subject to the urban uplift [yes/no]?

Yes No

Question 11: Do you agree with the proposal to keep the existing consequences of the Housing Delivery Test the same [yes/no]? If not, why not?

Yes No

If you answered 'no', enter your answer in the space provided.

Question 12: For the purposes of Housing Delivery Test, the cities and urban centres uplift within the standard method will only apply from the 2022/23 monitoring year (from the 2023 Housing Delivery Test measurement). We therefore propose to make a change to the policy to align with the publication of the Housing Delivery Test 2023 results. Do you agree [yes/no]? If not, why not?

Yes No

If you answered 'no', enter your answer in the space provided.

Question 13: Do you think the current threshold of 150 residential units for referral of a planning application to the Mayor of London is the right level [yes/no]?

Yes No

Question 14: If no, what would you set as the new threshold? [300/500/750/1000/other] Please explain your answer.

If you answered 'no', enter your answer in the space provided.

Question 15: We continue to keep the impacts of these proposals under review and would be grateful for your comments on any potential impacts that might arise under the Public Sector Equality Duty as a result of the proposals in this document.

Enter your answer in the box.