



Windlesham Parish Council

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The Council Offices
The Avenue
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GU18 5RG

18th June 2025

To: Cllrs Du Cann, Marr, Turner, Stevens and White

And all members of Council as nominated substitutes

You are hereby summoned to attend a meeting of the Planning Committee to be held at St Anne's Church Centre, Church Road, Bagshot **24th June 2025 6:30pm** 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 12pm on the 24th June 2025. 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 a response to a Runnymede Borough Council consultation:** Consultation on the Update to the Runnymede Affordable Housing Supplementary Planning Document (SPD)

6. To consider planning applications and planning appeals received prior to this meeting:

	Bagshot Applications		
25/0611/FFU	Casa Mia , Bridge Road, Bagshot, Surrey, GU19 5AT Retrospective application for repositioned front boundary wall, metal access gate and fencing and proposed creation of new vehicle access/dropped kerb.	FPA	14 th July 2025
25/0524/PMR	Gloucester Hall Gloucester Gardens Bagshot Surrey GU19 5NU Application to vary condition 4 (use class) of planning permission 18/0061 (which restricts the use of the premises to a sports therapy clinic/Pilates classes (formerly Use Class D1)) to permit a wider range of uses which would otherwise be permissible under use Class E(d) and E(e).	Relaxation/Mo dification	18 th June 2025
	Lightwater Applications		
25/0554/ADV	Lakeview Care Home, Lightwater Road, Lightwater, Surrey, GU18 5XQ Advertisement consent for two wall mounted entrance signs, one overhead entrance sign, one totem sign and two promotional panel banners.	Advert	3 rd July 2025
25/0570/FFU	48-50 , Guildford Road, Lightwater, Surrey, GU18 5SD The installation of two air conditioning condenser units to the exterior east elevation.	FPA	4 th July 2025
25/0581/FFU	21 Heronscourt, Lightwater, Surrey, GU18 5SW Erection of part single part two storey front and side extensions following demolition of existing garage, conversion of loft to create habitable accommodation with roof lights. Installation of solar panels and air source heat pump with changes to fenestrations and landscaping.	FPA	8 th July 2025
25/0580/FFU	10 Sundew Close, Lightwater, Surrey, GU18 5SG Erection of a single storey rear extension, removal of existing fence and re-location of existing gate to extend driveway.	FPA	8 th July 2025
25/0275/FFU	81 Ambleside Road, Lightwater, Surrey, GU18 5UH Retrospective application for construction of a rear patio. APP/D3640/D/25/3366880 Householder Appeal: No opportunity to submit comments.	APPEAL	9 th July 2025
25/0602/FFU	15 Fox Covert, Lightwater, Surrey, GU18 5TU Erection of single storey front Garage and Porch extensions.	FPA	10 th July 2025
25/0575/CES	Willow Bank 6 Perry Way Lightwater Surrey GU18 5LB Certificate of lawfulness for the proposed extension to driveway, landscaping to the remaining front garden and side area and dropped kerb extension.	Certificate Proposed Development	Not Available
25/0577/DTC	99 - 101 Guildford Road Lightwater Surrey GU18 5SB	Details to Comply	Not Available

	Submission of details to comply with condition 4 (Facade Details) attached to planning permission 24/0136/FFU for Development of site to provide 21no. dwellings with associated access, hardstanding, landscaping and parking.		
25/0578/DTC	99 - 101 Guildford Road Lightwater Surrey GU18 5SB Submission of details to comply with condition 16 (Landscape Management Plan) attached to planning permission 24/0136/FFU for Development of site to provide 21no. dwellings with associated access, hardstanding, landscaping and parking.	Details to Comply	Not Available
25/0579/DTC	99 - 101 Guildford Road, Lightwater, Surrey GU18 5SB Submission of details to comply with condition 19 (drainage) attached to planning permission 24/0136/FFU for Development of site to provide 21no. dwellings with associated access, hardstanding, landscaping and parking.	Details to Comply	Not Available
Windlesham Applications			
24/0639/DTC	Heathpark Wood, Heathpark Drive, Windlesham, Surrey Submission of details to comply with conditions 17 (construction transport management plan) and 24 (construction environmental management plan) pursuant to outline planning permission 15/0590 allowed on appeal dated 26 July 2017. Please note CEMP addendum Report rec'd 11.06.2025	Details to Comply	27 th June 2025

Item 5: To consider a response to a Runnymede Borough Council consultation:

Consultation on the Update to the Runnymede Affordable Housing Supplementary Planning Document (SPD)

Members have been invited to respond to a Runnymede Borough Council consultation. Members are asked to read the communication from Runnymede Borough Council below and decide whether they wish to make representation:

CONSULTATION ON AN UPDATE TO THE RUNNYMEDE AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Runnymede Borough Council are consulting on an update to the Affordable Housing Supplementary Planning Document, which was adopted in April 2022. The main reasons for updating the Affordable Housing SPD are because:

- The publication of the updated National Planning Policy Framework (NPPF) in December 2024 and the significant implications that this has on affordable housing delivery in Runnymede, are considered to need addressing in an updated Affordable Housing SPD.
- Of the difficulties that the Council is aware that developers are experiencing in selling affordable housing units on s106 sites to Registered Providers. In particular, it is considered that the existing affordable housing calculator (Appendix 3 of the Affordable Housing SPD) is not transparent or easy to use and it is therefore proposed to replace this calculator with a methodology devised by the consultants, Dixon Searle Partnership, that is much easier to apply and more transparent.
- Having had the Affordable Housing SPD in place for three years, it is considered that it would benefit from several updates to the document. These relate to the following areas –
 - o deleting the list of preferred Registered Providers, o updating the rounding section of the document to ensure that any rounding still complies with the affordable housing requirement,
 - o updating the template s106 agreement in Appendix 2 of the SPD and
 - o providing further clarification as to what is meant in Policy SL20 with regards to the ‘site being sub-divided to fall under the affordable housing threshold’.

The updated draft of the Affordable Housing SPD is open to public consultation until 5pm on Tuesday 8th July 2025. A copy of the draft SPD and supporting documents and how you can make representations can be found on the Council's website at:

<https://www.runnymede.gov.uk/say/consultations-surveys>.

If you wish to see a tracked change version of the update to the Affordable Housing SPD, showing what has changed since the adopted SPD, this is available to view on the Runnymede Planning Committee meeting of Wednesday 28th May in the Addendum to Item 7 at – Runnymede Borough Council.

The draft SPD and supporting material are also available for inspection at the Civic Centre in Addlestone and at the following locations:

-Addlestone Library (if required outside of Civic Office hours), Runnymede Civic Centre, Station Road, Addlestone, KT15 2AF

-Chertsey Library, Guildford Street, Chertsey, Surrey, KT16 3BE -Egham Library, High Street, Egham, Surrey, TW20 9EA

-New Haw Community Library, The Broadway, New Haw, Surrey KT15 3HA

-Virginia Water Community Library, 6 Station Parade, Virginia Water GU25 4AB

Details of library opening times can be found on the Surrey County Council website at <https://www.surreycc.gov.uk/libraries>.

All representations made during the course of the consultation must be made in writing. Anonymous representations will not be accepted. Any comments that could be construed as derogatory towards any particular individual or group will not be recorded or considered.

Copies of comments received during the course of the consultation will be made available for the public to view on the Council's website. Comments therefore cannot be treated as confidential. Personal details will be redacted prior to publishing. Data will be processed and held in accordance with the Data Protection Act 2018.

We would like you to send us your views electronically if possible. Representations should be sent to: planningpolicy@runnymede.gov.uk

If you are unable to submit your comments electronically, please send your written comments to the Planning Policy and Economic Development team, Runnymede Borough Council, Civic Centre, Station Road, Addlestone, KT15 2AH to arrive by the close of the consultation period.

Yours faithfully

The Runnymede Planning Policy Team