



Windlesham Parish Council

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The Council Offices
The Avenue
Lightwater
Surrey
GU18 5RG

23rd October 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 Annes's Church centre, Church Road, Bagshot **28th October 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 28th October 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 Royal Borough of Windsor and Maidenhead Consultation**
6. **To consider a response to a Runnymede Borough Council Consultation**

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

	Bagshot Applications		
25/1018/CES	7 Gloucester Road, Bagshot, Surrey, GU19 5LR Lawful certificate for a proposed dropped kerb	Certificate Proposed Development	18 th November 2025
25/1079/CEU	175 London Road Bagshot Surrey GU19 5DH Certificate of existing lawful development from the demolition of an outbuilding for the confirmation of the lawful implementation of the planning permission 19/0695/FFU (granted on appeal 3284097)	Certificate of Existing Use	Not Available
25/1087/GPE	Akwaba Dukes Covert Bagshot Surrey GU19 5HU Prior approval for a larger home extension (Schedule 2, Part 1, Class A) with a maximum depth of 5.45 metres, a maximum height of 3.85 metres and an eaves height of 3.85 metres.	Class A Part 1	11 th November 2025
25/1088/CES	Akwaba Dukes Covert Bagshot Surrey GU19 5HU Certificate of lawfulness for the proposed conversion of loft to habitable accommodation facilitated through hip-to-half hip enlargements to the side, hip-to-gable enlargement to the rear, replacement rear dormer and installation of roof lights	Certificate Proposed Development	Not Available
25/1089/CES	Akwaba Dukes Covert Bagshot Surrey GU19 5HU Certificate of lawfulness for the proposed erection of single storey rear extensions, front porch extension, single storey side extension forming garage following the conversion of existing garage to habitable accommodation.	Certificate Proposed Development	Not Available
	Lightwater Applications		
25/1073/FFU	2A Macdonald Road, Lightwater, Surrey, GU18 5TN Alterations to existing boundary treatment, including erection of new fence, creation of new vehicular access from Macdonald Road, formation of driveway and associated hard and soft landscaping works.	FPA	10 th November 2025
25/1081/FFU	43 - 45 Guildford Road, Lightwater, Surrey, GU18 5SA Retrospective planning permission for retention of roller shutters and two air conditioning units.	FPA	10 th November 2025
25/1115/FFU	Ripples End , Windermere Road, Lightwater, Surrey, GU18 5TH Erection of a first floor rear extension, part conversion of garage into habitable space and changes to fenestration.	FPA	19 th November 2025
25/1097/DTC	Lightwater Leisure Centre, Lightwater Country Park, The Avenue, Lightwater, Surrey, GU18 5RG Submission of details to comply with Condition 3 (Materials), Condition 5 (Noise and Lighting Management Plan) and Condition 11 (Pedestrian	Details to comply	10 th November 2025

	Management Plan) attached to planning permission 24/0156/FFU for the erection of canopy for the development of padel tennis courts, pickle ball courts with associated customer kiosk, toilet, means of enclosure, lighting and associated infrastructure.		
	Windlesham Applications		
25/1013/CES	Little Bay Trees Rectory Lane Windlesham Surrey GU20 6BW Certificate of lawfulness for the proposed erection of a two storey rear extension following demolition of existing rear projection, conversion of garage into habitable space, erection of front porch, ancillary outbuilding and associated internal works.	Certificate Proposed Development	Not Available
25/1095/DTC	Heathpark Wood, Heathpark Drive, Windlesham, Surrey Submission of details to comply with condition 5 (boundary finishes) pursuant to approval of reserved matters 20/0318/RRM.	Details to comply	19 th November 2025
25/1086/DTC	Building D Windlesham Campus London Road Windlesham Surrey GU20 6PP Details to comply with condition 3 (materials) and 5 (drainage) of application ref: 25/0287/FFU granted 24 June 2025.	Details to comply	12 th November 2025

Item 5- To Consider a response to a Royal Borough of Windsor and Maidenhead Consultation

Members are asked to decide if they wish to take part in the following public consultation.

Dear Sir/Madam

I am writing to invite you to take part in a public consultation on two key planning documents for the Royal Borough of Windsor and Maidenhead.

- **Draft Parking SPD**, which provides guidance on parking provision for all types of new development within the Borough; and
- **Draft Maidenhead Town Centre Shopfront SPD**, which provides guidance to support high-quality, context-sensitive shopfront design across Maidenhead Town Centre.

The closing date for comments for both consultations is 11.59pm on Sunday 30th November 2025.

Comments can be submitted:

- By using our online consultation portal via <https://consult.rbwm.gov.uk/kse>
- By email to planning.consultation@rbwm.gov.uk, or
- In writing to: Planning Policy Consultations, Place Directorate, Royal Borough of Windsor & Maidenhead, Town Hall, St Ives Road, Maidenhead, SL6 1RF

You can view the draft SPDs and their supporting documents online at [Emerging supplementary planning documents \(SPDs\) | Royal Borough of Windsor and Maidenhead](#).

Hard copies of the SPDs and supporting documents are available to view, and hard copy response forms are available, at:

Parking SPD

- Maidenhead Library
- Windsor Library
- Ascot Durning Library

Maidenhead Town Centre Shopfront SPD:

- Maidenhead Library
- Boyn Grove Library
- Cox Green Library

Drop-in consultation events will be held as follows:

Maidenhead Town Centre Library

- Thursday 6th November 2025, 11am - 3.30pm(both SPDs)
- Thursday 13th November 2025, 10am - 2pm (both SPDs)

Windsor Library

- Tuesday 11th November 2025, 2.30pm - 6.30pm (Parking SPD only)

Ascot Durning Library

- Thursday 13th November 2025, 2.30pm - 6.30pm(Parking SPD only)

All comments received will be carefully considered as part of the process for preparing the final SPD document.

Please note that responses must be attributable to named individuals or organisations. Our Privacy Notice can be viewed here: [Consultations and Call for Sites: Privacy notice | Privacy notices: Planning and property services | Royal Borough of Windsor and Maidenhead](#).

If you have any questions, please contact planning.policy@rbwm.gov.uk.

Yours sincerely,

Ian Motuel

Planning Policy Manager

Item 6: To consider a response to a Runnymede Borough Council Consultation

Members are asked to decide if they wish to take part in the following public consultation.

Dear Sir/Madam,

RE: Draft Local Plan Engagement Strategy

Runnymede Borough Council has prepared a draft Local Plan Engagement Strategy for public consultation. The Engagement Strategy includes a demographic analysis of Runnymede's population. This data, together with data collected from previous consultations, has been used to identify groups which are often under-represented in planning policy consultations and seeks to identify means of engaging them in the Local Plan process.

Included in this document is a strategy identifying various consultation methods to be used at different stages of the Local Plan process. These methods have been designed to maximise the response rate to our consultations generally, but also to increase the proportional representation from the under-represented groups identified. These are:

- Minority Ethnic Groups including the Gypsy and Traveller communities
- Disabled People
- Young people (Aged 34 years and under)/school children
- Older People (75 years and above)
- Low income groups

We are seeking views on this strategy, specifically in regards to the following:

- Whether our approach is comprehensive enough?
- Are there any additional methods of consultation which we should explore?
- Are there any bodies or representative groups that we can reach out to which we are currently unaware?

A copy of the draft Local Plan Engagement Strategy and supporting documents be found on the Council's website at: <https://www.runnymede.gov.uk/say/consultations-surveys>

The consultation documentation is also available to inspect at the Civic Centre in Addlestone which is open between 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.30pm on Fridays. The documentation is also available to view at Addlestone, Chertsey, Egham, New Haw and Virginia Water libraries. To view the opening times of your local library please visit <https://www.surreycc.gov.uk/libraries/your-library/find-your-nearest>

How to make a representation

We would like you to send us your views electronically if possible. We would prefer that representations are made [through our online web form](#), however we will also accept responses made by email to planningpolicy@runnymede.gov.uk.

If you are unable to submit your comments electronically please send your written comments to the Planning Policy team, Runnymede Borough Council, Civic Centre, Station Road, Addlestone, KT15 2AH to arrive by the close of the consultation period, **Monday 1st December**.

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 individual or group will not be recorded or considered.

Anyone can make a request to be notified when the Local Plan Engagement Strategy is adopted in their representation.

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.

If you need help with your representation, or wish to discuss the proposals, please contact me using the details below.

Yours faithfully,

Paul Wade | Planning Policy Officer | Runnymede Borough Council

Email: Paul.Wade@Runnymede.gov.uk

Tel: 01932 425251 | www.runnymede.gov.uk