



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

19th November 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 **25th November 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 25th November 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 Proposed upgrade to existing radio base station installation at CTIL 13756702 LIGHTWATER SEWAGE TREATMENT WORKS, BLACKSTROUD LANE EAST, LIGHTWATER, SURREY, GU18 5XR, NGR E: 493694 N: 162098**

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

	Bagshot Applications		
25/1174/PMR	Refuse Disposal Compound , Swift Lane, Bagshot, Surrey, GU19 5NJ Application under Section 73 of the Town and Country Planning Act for removal of conditions 5 (EV charging) and 6 (cycle storage) of planning permission 25/0236/FFU.	Relaxation/Modification	11 th December 2025
25/1105/FFU	Gloucester Hall , Gloucester Gardens, Bagshot, Surrey, GU19 5NU Change of use from Sports Therapy Clinic (Class E) to a flexible use within Class E (d), (e), and (g), including health services, indoor sport and fitness uses, consulting rooms, and office-based services.	FPA	12 th December 2025
	Windlesham Applications		
25/1166/FFU	Oakwood , Chertsey Road, Windlesham, Surrey, GU20 6HY The erection of play equipment.	FPA	4 th December 2025
25/1148/FFU	Windle Oak , London Road, Windlesham, Surrey, GU20 6PJ Erection of a two storey rear extension, single-storey side extension, front porch and first floor front extension with gable roof extension over a dedicated porch.	FPA	4 th December 2025
25/1127/FFU	Windlesham Hub, Field Of Remembrance, Kennel Lane, Windlesham, Surrey, GU20 6AA Erection of a single-storey timber outbuilding for additional nursery accommodation.	FPA	9 th December 2025

Our ref: **CTIL 13756702**

18/11/2025

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Clarke Telecom Ltd
2nd Floor
Building C
Central Park
Northampton Road
Manchester
M40 5BP

Dear Sir/Madam,

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL 13756702 LIGHTWATER SEWAGE TREATMENT WORKS, BLACKSTROUD LANE EAST, LIGHTWATER, SURREY, GU18 5XR, NGR E: 493694 N: 162098

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone has identified this site as suitable for an equipment upgrade in the LIGHTWATER area, it will improve service provision for Cornerstone. The purpose of this letter is to consult with you and seek your views on our proposal before any planning notification is made. We understand that you are not always able to provide site specific comments, however, Cornerstone are committed to consultation with communities on their mobile telecommunications proposals and as such would encourage you to respond.

As part of Cornerstone's continued network improvement program, there is a specific requirement for an upgrade to the existing installation at this location to provide enhanced coverage and capacity, and new 5G coverage ensuring that this area of LIGHTWATER has access to the latest technologies. This upgraded site will also ensure that we will be able to continue to utilise the same site and maintain, enhance and provide new 5G service provision in the area as well.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site: -

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:
Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

Our technical network requirement is as follows:

CTIL 13756702 LIGHTWATER SEWAGE TREATMENT WORKS

The site is needed to provide enhanced 2G and 4G coverage and capacity as well as new 5G service provision to ensure that customers experience access to the latest technologies currently available. The installation will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies.

The Government recognises that widespread coverage of mobile connectivity is essential for people and businesses. People expect to be connected where they live, work, visit and travel. That is why the Government is committed to extending mobile geographical coverage further across the UK, with continuous mobile connectivity provided to all major roads and to being a world leader in 5G. This will allow everyone in the country to benefit from the economic advantages of widespread mobile coverage. As well as improved mobile signal, 5G networks are also crucial to drive productivity and growth across the sectors that local areas are focusing on through their emerging Local Industrial Strategies. Enabling and planning for 5G implementation is central to achieving the Government's objective to deliver prosperity at the local level and enable all places to share in the proceeds of growth.

The Government is determined to ensure the UK receives the coverage and connectivity it needs. To this end, the Government wants to be a world leader in 5G, the next generation of wireless connectivity, and for communities to benefit from the investments in the new technology.

The case for 5G is compelling as it will bring faster, more responsive and reliable connections than ever before. More than any previous generation of mobile networks, it has the potential to improve the way people live, work and travel, and to deliver significant benefits to the economy and industry through the ability to connect more devices to the Internet at the same time, creating the so-called "Internet of Things". This will enable communities to manage traffic flow and control energy usage, monitor patient health remotely, and increase productivity for business and farmers, all through the real-time management of data.

The demand for mobile data in the UK is increasing rapidly, and as households and businesses become increasingly reliant on mobile connectivity, the infrastructure must be in place to ensure supply does not become a constraint on future demand.

A number of options have been assessed in respect of the site search process and the preferred Cornerstone option is as follows:

LIGHTWATER SEWAGE TREATMENT WORKS, BLACKSTROUD LANE EAST, LIGHTWATER, SURREY, GU18 5XR, NGR E: 493694 N: 162098

The proposed works comprise : Remove existing 3No. Antennas and proposed installation of 3No. Antennas. Proposed installation of 18No. ERS Modules. Proposed installation of 6No. ERS Rails. Proposed 1No. 600mm dish. Existing 1No. PSU to be removed and proposed installation of 1No. PSC. Proposed 1No. GPS Module. Ancillary equipment as per drawings.

In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 **Cornerstone, Hive 2,**
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA

The operators are proposing to upgrade their existing installation to ensure the latest high quality, reliable, secure communications technology is able to be provided from this location. The amendments to the existing scheme are essential in order that customers' handheld devices continue to operate for the purposes in which they have become accustomed, accessible wherever they are whether that be indoors or outside.

As this is an existing ground-based installation and the amendments are relatively minor in nature, this is sequentially the most preferable site for the operators to upgrade their existing service provision to this cell area.

The Local Planning Authority mast register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the Regulation 5 notification.

In order to give you time to send your comments or request further information, we commit to allow at least 14 days before proceeding with the works. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments. For your information pre-consultation letters and a set of plans have been sent to the local ward councillors for Lightwater Ward, Lightwater, West End and Bisley County and Parish Council.

We look forward to receiving any comments you may have on the proposal within 14 days of the date of this letter.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number [CTIL 13756702])

Yours faithfully

Alex Ostridge

Alex Ostridge
Graduate Acquisition Surveyor • Projects (Acquisition)
Clarke Telecom
Tel: +44 161 785 4500
Email: Alex.ostridge@clarke-telecom.com
(for and on behalf of Cornerstone)

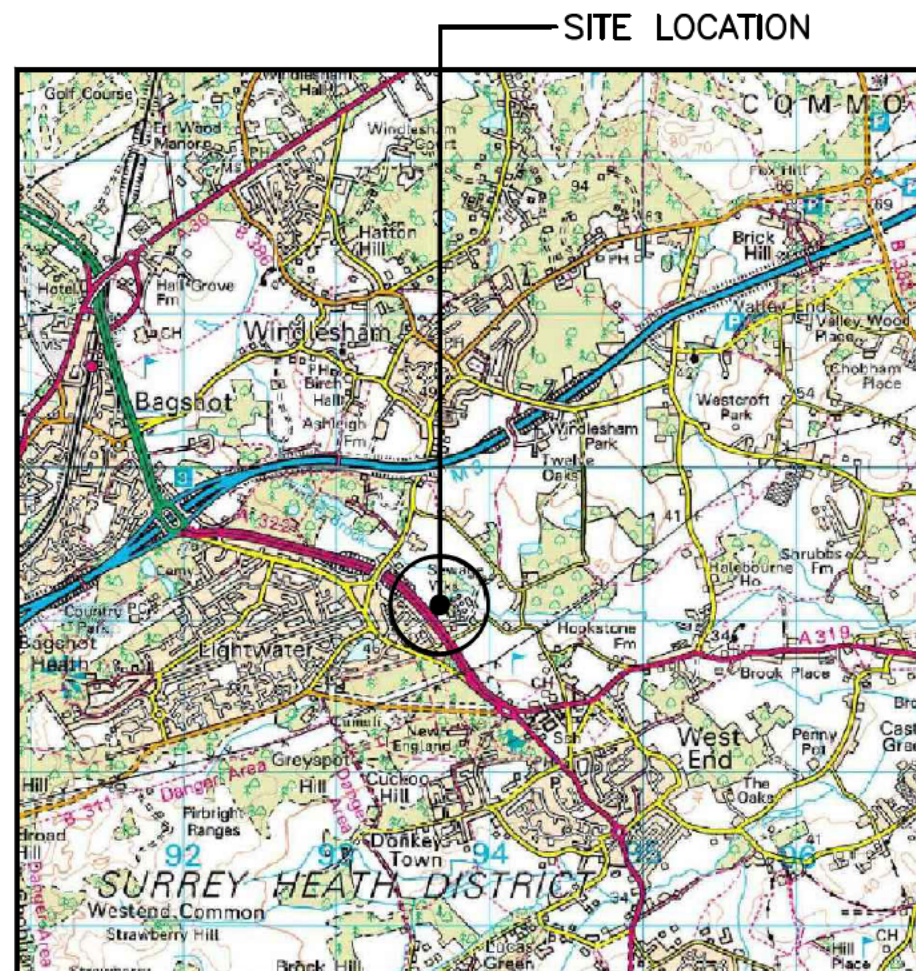
In the first instance, all correspondence should be directed to the agent.

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:

Cornerstone Telecommunications, Infrastructure Limited,
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.
Registered in England & Wales No. 08087551.
VAT No. GB142 8555 06

 Cornerstone, Hive 2,
1530 Arlington Business Park,
Theale, Berkshire, RG7 4SA



SITE LOCATION (Scale 1:50000)

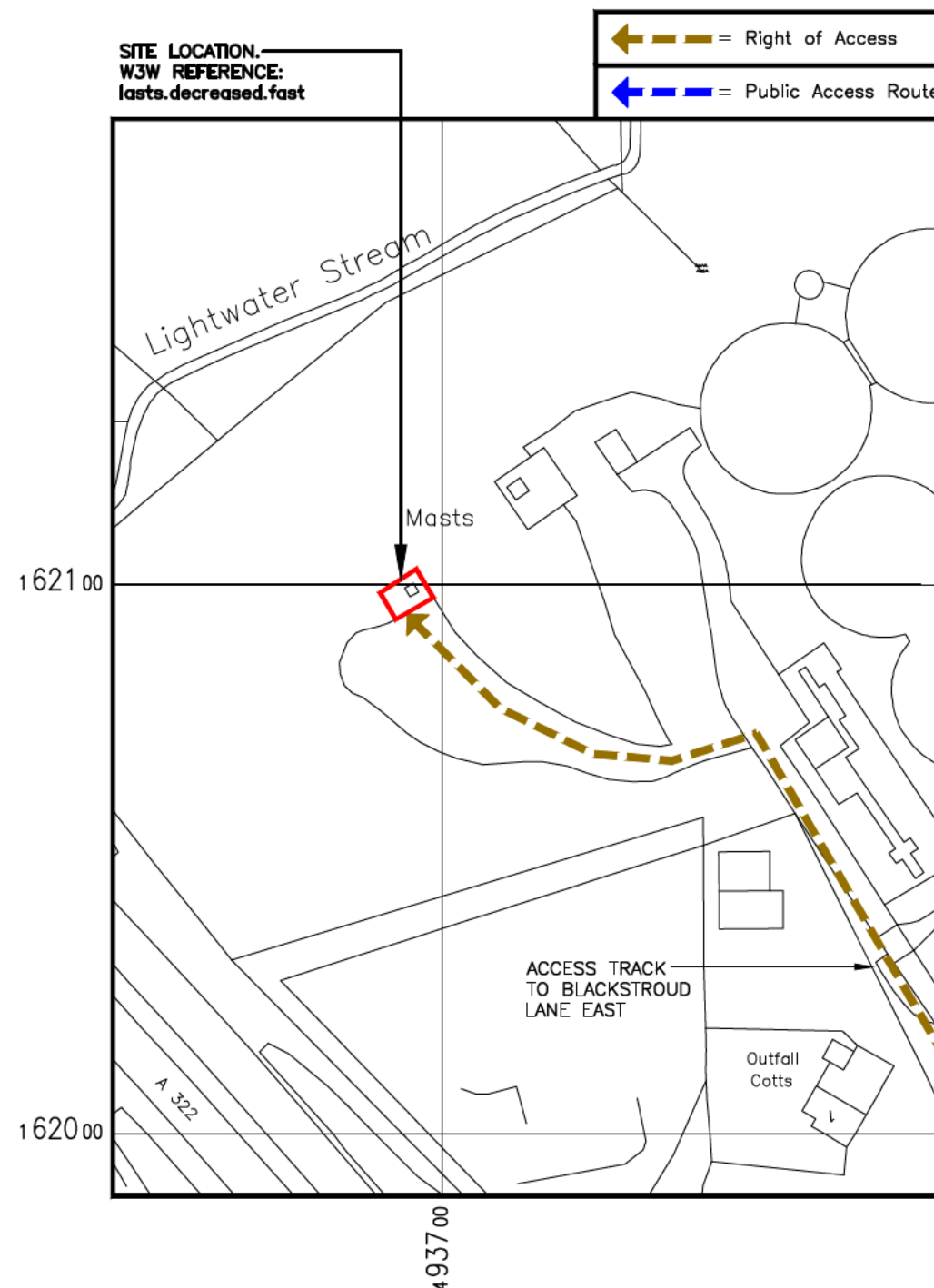
Ordnance Survey map extract
based upon Landranger map series
with the permission of the controller of
His Majesty's Stationary Office
Crown copyright. Licence No. 100060020

0 500 1000 1500 2000 2500m
1:50000



SITE PHOTOGRAPH

SITE LOCATION.
W3W REFERENCE:
lasts.decreased.fast



DETAILED SITE LOCATION (Scale 1:1250)

Based upon Ordnance Survey map extract
with the permission of the Controller of
His Majesty's Stationary Office.
Crown copyright. Licence No. 100060020

0 12.5 25 37.5 50 62.5m
1:1250

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 493694 N: 162098

DIRECTIONS TO SITE:

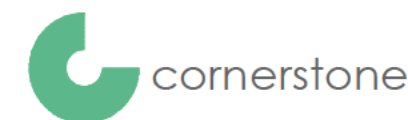
FROM M3, TAKE THE A322 EXIT TOWARDS
WOKING/BRACKNELL/LIGHTWATER. AT THE
ROUNDBOUT TAKE 1ST EXIT ONTO A322.
AFTER 1.2mi TURN LEFT ONTO BRACKSTROUD
LANE EAST. SITE ENTRANCE IS ON LEFT.
HEAD TO REAR OF COMPOUND AND SITE IS
ON THE LEFT.

NOTES:

1A	CONSTRUCTION ISSUE	LK	SC	14.11.25
REV	MODIFICATION	BY	CH	DATE



Unit E, Madison Place, Northampton Road,
Manchester, M40 5AG
Tel: 0161 785 4500
Fax: 0161 785 4501
Web: www.clarke-telecom.com

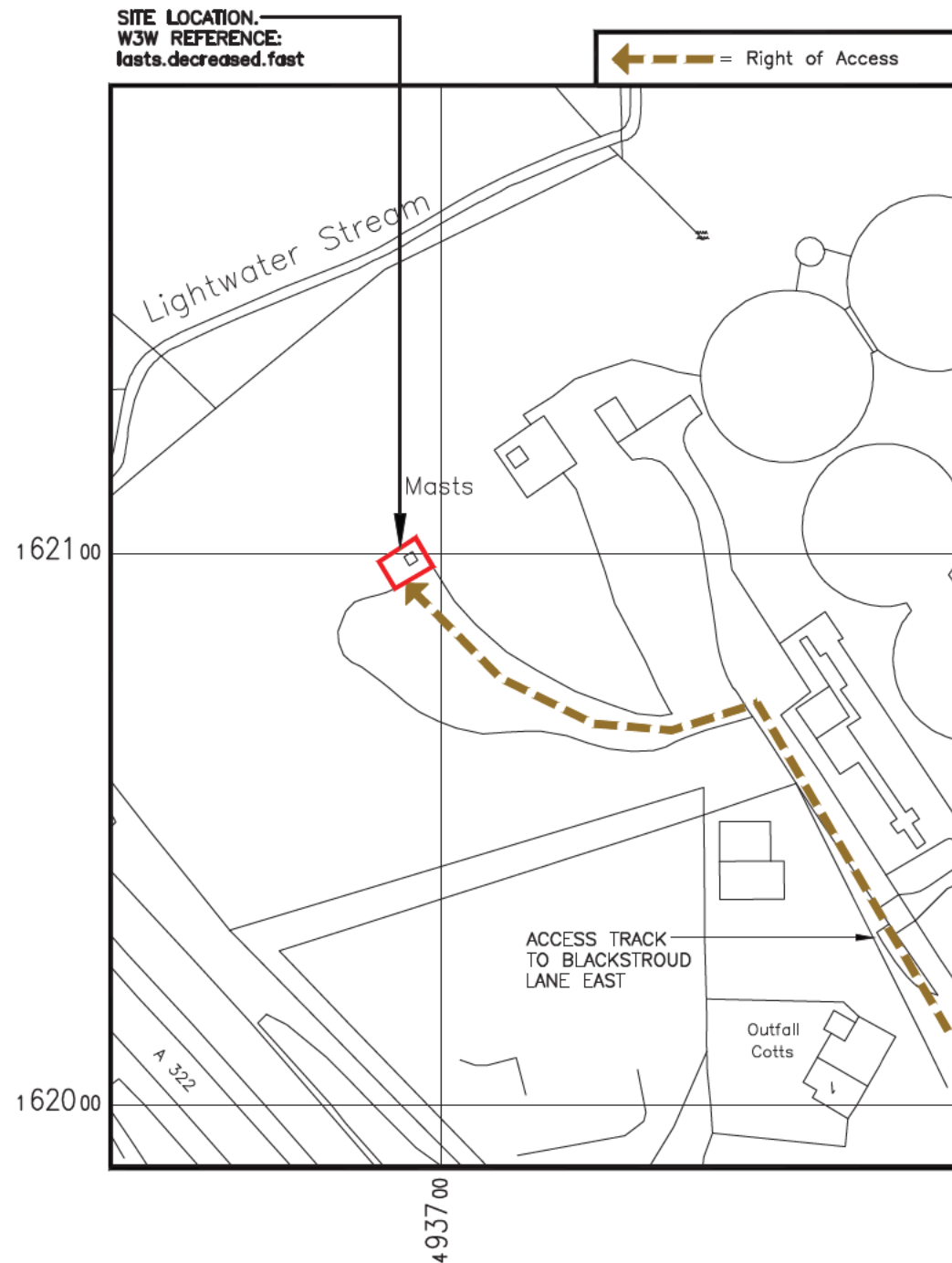


Cell Name	Opt.
LIGHTWATER SEWAGE TREATMENT WORKS	—

Cell ID No		
CSID	VF	TEF
13756702	78518_10	20606
Project No.	TM Cell ID	N/A
—	—	—

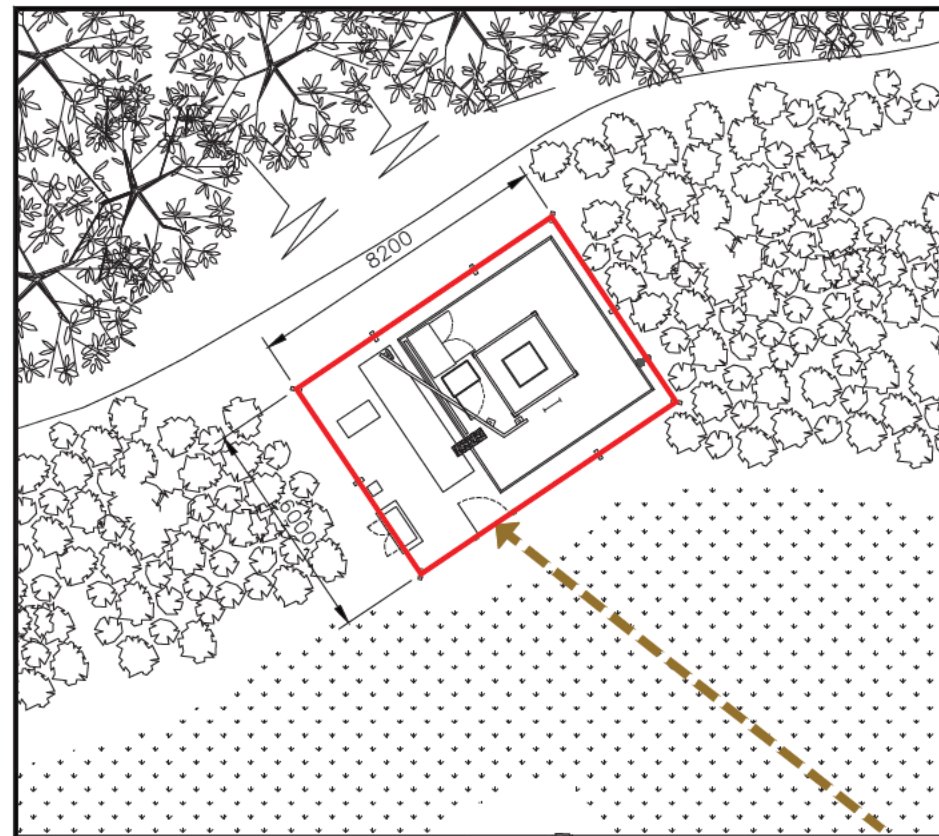
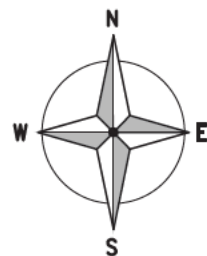
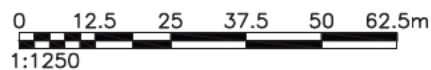
Site Address / Contact Details
BLACKSTROUD LANE EAST LIGHTWATER SURREY GU18 5XR

Drawing Title:		SITE LOCATION MAPS	
Purpose of issue:		CONSTRUCTION	Dwg Rev:
Drawing Number:		100	1A
Surveyed By: JB		Original Sheet Size: A3	Pack Issue:
Drawn: LK	Date: 14.11.25	Checked: SC	Date: 14.11.25
			1A



DETAILED SITE LOCATION
(Scale 1:1250)

Based upon Ordnance Survey map extract
with the permission of the Controller of
His Majesty's Stationery Office.
Crown copyright. Licence No. 100060020



DEMISE PLAN
(1:200)



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 493694 N: 162098

DIRECTIONS TO SITE:

FROM M3, TAKE THE A322 EXIT TOWARDS
WOKING/BRACKNELL/LIGHTWATER. AT THE
ROUNDBOUT TAKE 1ST EXIT ONTO A322.
AFTER 1.2mi TURN LEFT ONTO BRACKSTROUD
LANE EAST. SITE ENTRANCE IS ON LEFT.
HEAD TO REAR OF COMPOUND AND SITE IS
ON THE LEFT.

NOTES:

1A	CONSTRUCTION ISSUE	LK	SC	14.11.25
REV	MODIFICATION	BY	CH	DATE



Unit E, Madison Place, Northampton Road,
Manchester, M40 5AG
Tel: 0161 785 4500
Fax: 0161 785 4501
Web: www.clarke-telecom.com

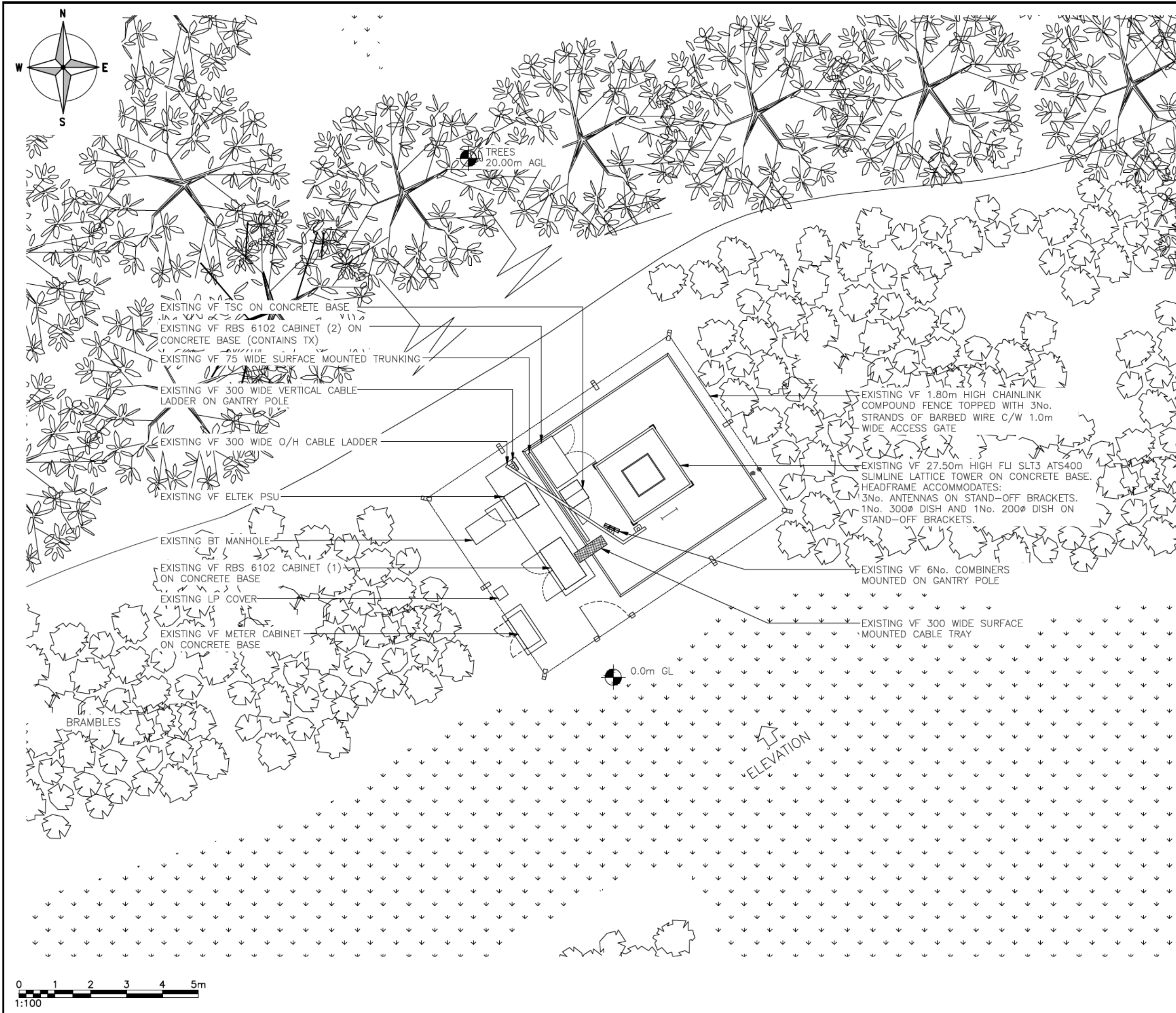


Cell Name	Opt.
LIGHTWATER SEWAGE TREATMENT WORKS	—

Cell ID No			
CSID	—	VF	—
13756702	78518_10	20606	
Project No.	—	TM Cell ID	—
—	—	—	—

Site Address / Contact Details
BLACKSTROUD LANE EAST LIGHTWATER SURREY GU18 5XR

Drawing Title:				LEASE DRAWING					
Purpose of issue:				CONSTRUCTION				Dwg Rev:	
Drawing Number:				101				1A	
Surveyed By:				Original Sheet Size:				Pack Issue:	
JB				A3					
Drawn:		Date:		Checked:		Date:		1A	
LK		14.11.25		SC		14.11.25			



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

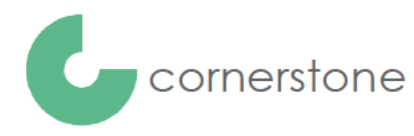
N.G.R E: 493694 N: 162098

NOTES:

1A	CONSTRUCTION ISSUE	LK	SC	14.11.25
REV	MODIFICATION	BY	CH	DATE

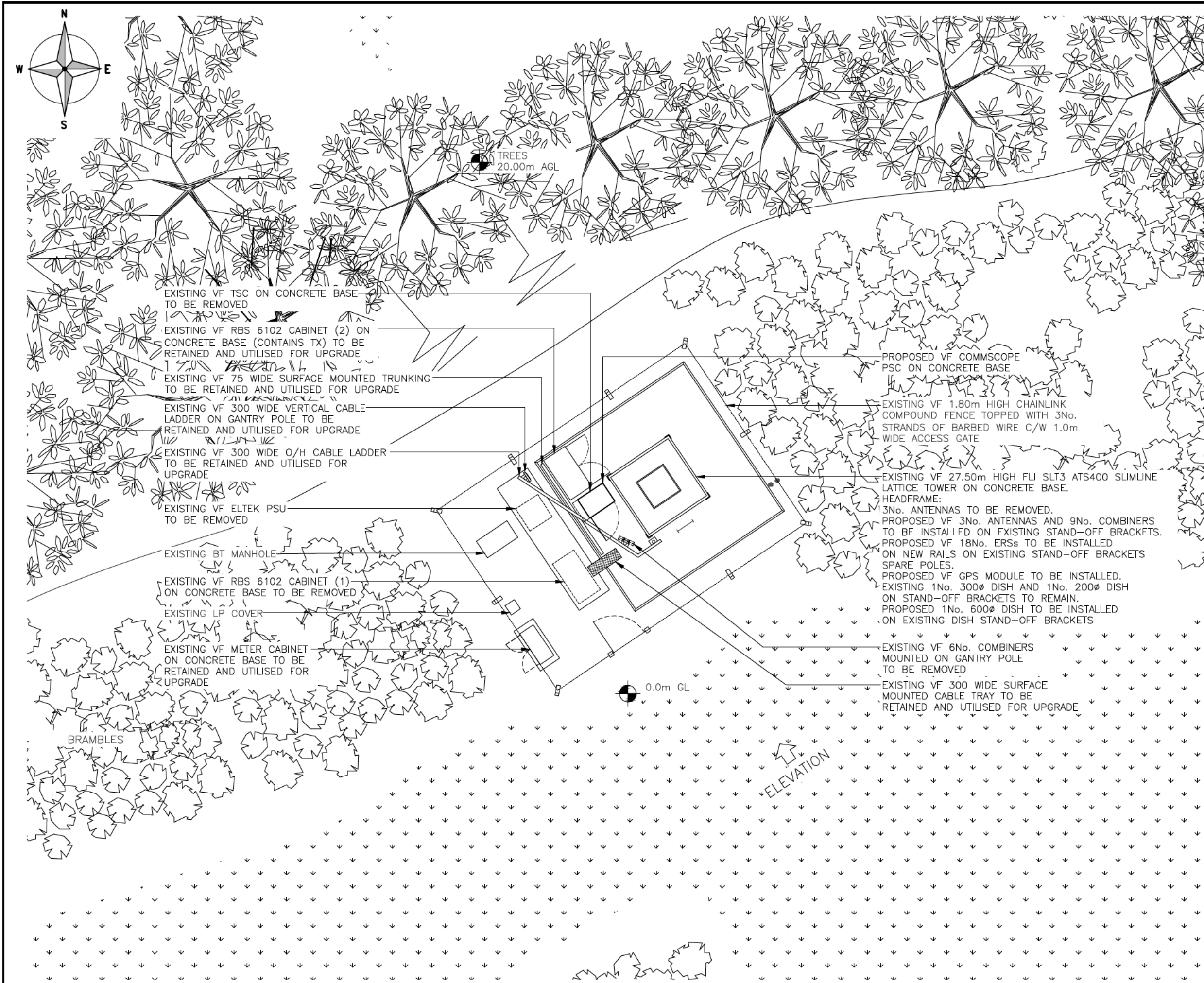


Unit E, Madison Place, Northampton Road,
Manchester, M40 5AG
Tel: 0161 785 4500
Fax: 0161 785 4501
Web: www.clarke-telecom.com



Cell Name				Opt.
LIGHTWATER SEWAGE TREATMENT WORKS				—
Cell ID No				
CSID	—	VF	—	TEF
13756702	—	78518_10	—	20606
Project No.	—	TM Cell ID	—	N/A
—	—	—	—	—
Site Address / Contact Details				
BLACKSTROUD LANE EAST LIGHTWATER SURREY GU18 5XR				
Drawing Title: EXISTING SITE PLAN				
Purpose of issue: CONSTRUCTION				Dwg Rev: 1A
Drawing Number: 200				1A
Surveyed By: JB		Original Sheet Size: A3		Pack Issue: 1A
Drawn: LK	Date: 14.11.25	Checked: SC	Date: 14.11.25	1A

SDNT0005 Version 2.3



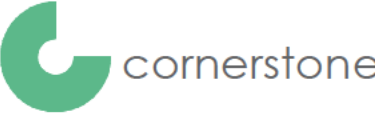
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 493694 N: 162098

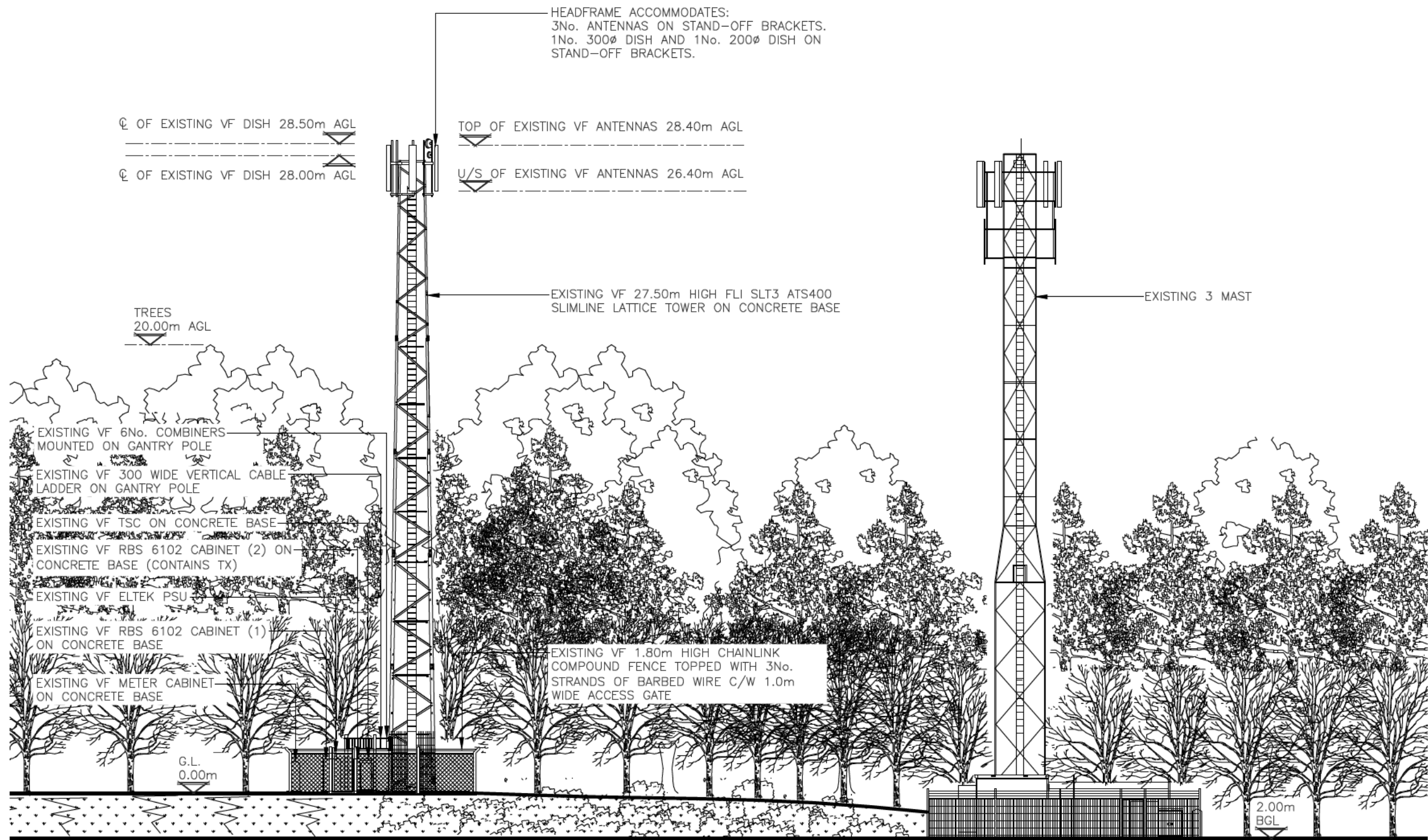
1A	CONSTRUCTION ISSUE	LK	SC	14.11.25
REV	MODIFICATION	BY	CH	DATE



Unit E, Madison Place, Northampton Road,
Manchester, M40 5AG
Tel: 0161 785 4500
Fax: 0161 785 4501
Web: www.clarke-telecom.com



Cell Name			Opt.
LIGHTWATER SEWAGE TREATMENT WORKS			—
Cell ID No			
CSID	VF	TEF	
13756702	78518_10	20606	
Project No.	TM Cell ID	N/A	
—	—	—	
Site Address / Contact Details			
BLACKSTROUD LANE EAST LIGHTWATER SURREY GU18 5XR			
Drawing Title: PROPOSED SITE PLAN			
Purpose of issue: CONSTRUCTION			Dwg Rev:
Drawing Number: 201			1A
Surveyed By: JB	Original Sheet Size: A3		Pack Issue:
Drawn: LK	Date: 14.11.25	Checked: SC	Date: 14.11.25 1A

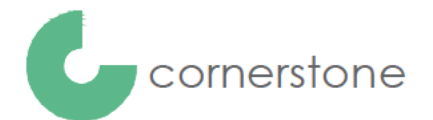


ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 493694 N: 162098

NOTES:

1A	CONSTRUCTION ISSUE	LK	SC	14.11.25
REV	MODIFICATION	BY	CH	DATE

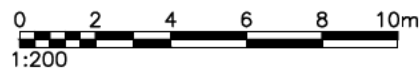
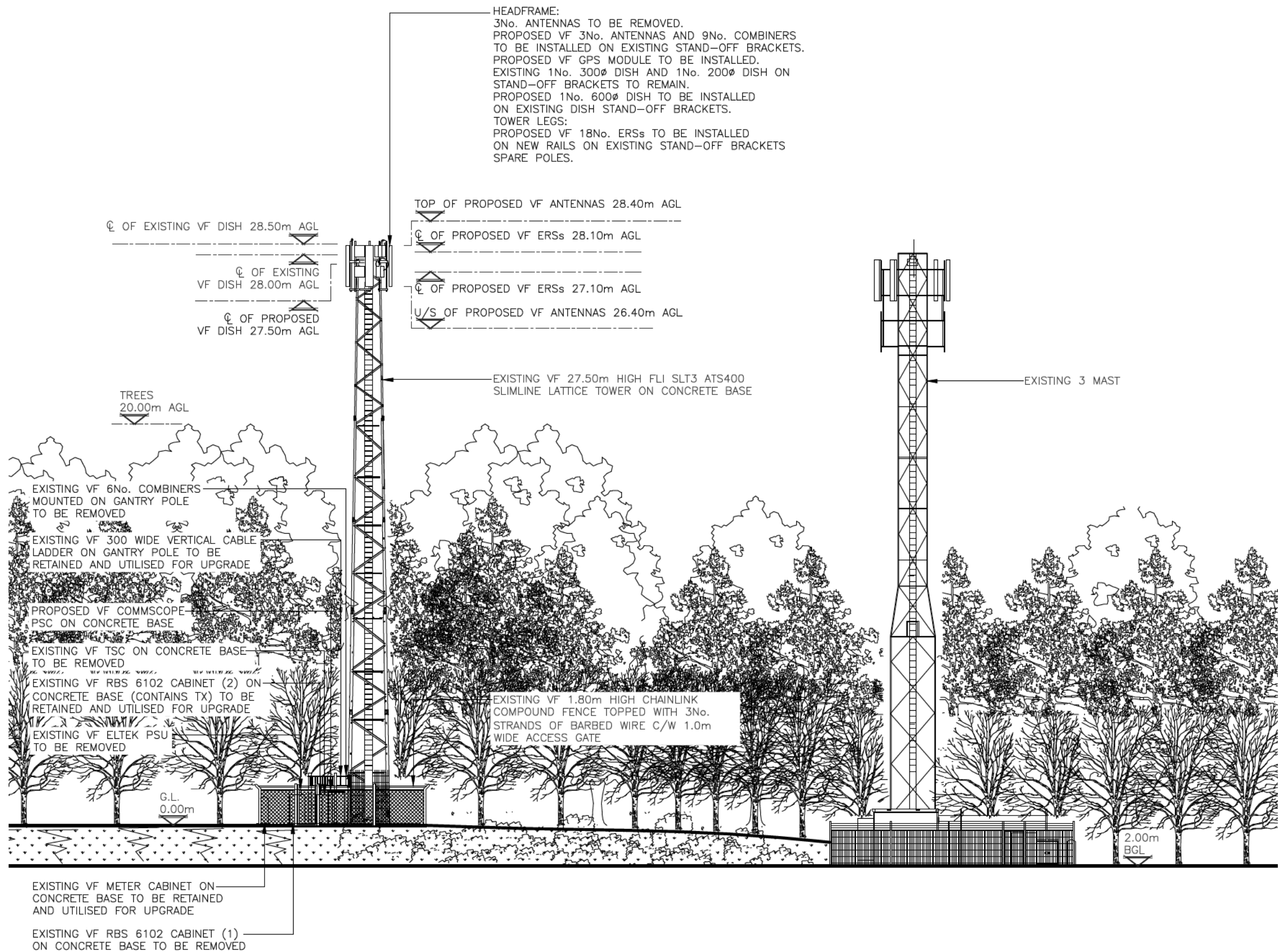


Cell Name	Opt.
LIGHTWATER SEWAGE TREATMENT WORKS	—

Cell ID No				
CSID	—	VF	—	TEF
13756702		78518_10		20606
Project No.	—	TM Cell ID	—	N/A
—		—		—

Site Address / Contact Details
BLACKSTROUD LANE EAST LIGHTWATER SURREY GU18 5XR

Drawing Title: EXISTING SITE SOUTH-EAST ELEVATION				
Purpose of issue: CONSTRUCTION				Dwg Rev:
Drawing Number: 300				1A
Surveyed By: JB		Original Sheet Size: A3		Pack Issue:
Drawn: LK	Date: 14.11.25	Checked: SC	Date: 14.11.25	1A

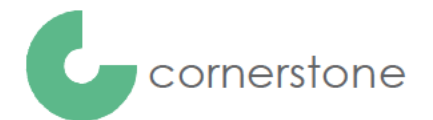


ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R | E: 493694 N: 162098

NOTES:

1A	CONSTRUCTION ISSUE	LK	SC	14.11.25
REV	MODIFICATION	BY	CH	DATE



Cell Name	Opt.
LIGHTWATER SEWAGE TREATMENT WORKS	—

Cell ID No			
CSID	VF	TEF	
13756702	78518_10	20606	
Project No.	TM Cell ID	N/A	
—	—	—	

Site Address / Contact Details
BLACKSTROUD LANE EAST LIGHTWATER SURREY GU18 5XR

Drawing Title: PROPOSED SITE SOUTH-EAST ELEVATION			
Purpose of issue: CONSTRUCTION			Dwg Rev:
Drawing Number: 301			1A
Surveyed By: JB	Original Sheet Size: A3		Pack Issue:
Drawn: LK	Date: 14.11.25	Checked: SC	Date: 14.11.25 1A