



Windlesham Parish Council

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The Council Offices
The Avenue
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GU18 5RG

6th February 2026

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 All Saints' Church Hall, Broadway Road, Lightwater **11th February 2026 at 11am** 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 the 10th February 2026. 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-** Article 4 direction

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

	Bagshot Applications		
25/1312/FFU	West Lodge , London Road, Bagshot, Surrey, GU19 5HZ Erection of three self build dwellings following the demolition of the existing dwelling.	FPA	10 th February 2026 (extension requested)
25/1061/CES	School Lane Field, School Lane, Bagshot, Surrey Replacement of existing pathway.	Certificate Proposed Development	Not Available
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	4 th March 2026
	Lightwater Applications		
25/1008/FFU	Holly Lodge Catena Rise Lightwater Surrey GU18 5RD Erection of part single, part two storey side extension and subdivision of residential unit to form two residential dwellings following demolition of existing extension and garage. Appeal Ref: 6002682 Previous comments can be modified/withdraw your previous representation	APPEAL	16 th February 2026
26/0019/FFU	Hook Mill House , Hook Mill Lane, Lightwater, Surrey, GU18 5UD Erection of a detached garage and store building.	FPA	10 th February 2026 (extension requested)
26/0022/FFU	3 Ullswater Road, Lightwater, Surrey, GU18 5TB Erection of single storey front extension with new front porch and erection of a first floor rear extension with changes to fenestrations.	FPA	2 nd March 2026
26/0034/CES	24A Broadway Road Lightwater Surrey GU18 5SJ Proposal Certificate of lawfulness for the proposed loft conversion to habitable accommodation, insertion of a rear dormer, solar panels and changes to fenestrations to include front roof light.	Proposal Certificate of lawfulness	Not Available
26/0080/DTC	99-101 Guildford Road Lightwater Surrey GU18 5SB Proposal Submission of details to comply with condition 3 (Materials) attached planning to 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		

26/0007/DTC	The Ferns Woodlands Lane Windlesham Surrey GU20 6AS Submission of details to comply with condition 3 (surface water drainage) 8 (sample materials) 9 (windows and doors) and 10 (hard and soft landscaping) attached to planning permission APP/D3640/W/24/3341569 for Demolition of existing dwelling and erection of seven dwellings with associated landscaping and parking	Details to Comply	4 th February 2026 (extension requested)
26/0013/CES	Pinelands Westwood Road Windlesham Surrey GU20 6LS Certificate of lawfulness (proposed) for the siting of a mobile home (caravan) for family member use.	Certificate Proposed Development	Not Available
26/0053/FFU	Lynnfield , Baigents Lane, Windlesham, Surrey, GU20 6DU Erection of new boundary treatment with associated landscaping (retrospective).	FPA	24 th February 2026
26/0064/FFU	1 Newark Road, Windlesham, Surrey, GU20 6NE Erection of part single part two storey front/side extension, new front porch and conversion of garage to habitable accomodation with changes to fenestrations and associated works.	FPA	26 th February 2026
26/0048/CES	2 Newark Road Windlesham Surrey GU20 6NE Certificate of lawfulness for proposed fenestration changes, including removal of door, and insertion of rooflight.	Certificate Proposed Development	Not Available
26/0075/FFU	42 Heathpark Drive, Windlesham, Surrey, GU20 6AR Erection of single storey rear extension and partial garage conversion to habitable accommodation with changes to fenestrations including addition of rooflight.	FPA	2 nd March 2026
26/0081/FFU	Elvetham , Pine Grove, Windlesham, Surrey, GU20 6AW Erection of a first floor extension including raising the ridge height, two storey side extension following partial demolition of existing property, single storey rear extension and new front porch following demolition of existing garage with changes to fenestration, external materials and associated internal works.	FPA	2 nd March 2026
26/0052/FFU	Timbers , Church Road, Windlesham, Surrey, GU20 6BH Erection of a part first floor, part two storey side extension and single storey rear extension with associated works following demolition of existing conservatory.	FPA	4 th March 2026
26/0031/DTC	Land East Of St Margarets Woodlands Lane Windlesham Surrey GU20 6AS Proposal Submission of details to comply with condition conditions 6 (Construction Environmental	Details to Comply	19 th February 2026

	Management Plan) & 10 (Construction Traffic Management Plan) of planning permission 23/0080/FFU for Development of 20 affordable dwellings with new access from Woodlands Lane		
26/0073/NMA	Sunnyfield Westwood Road Windlesham Surrey GU20 6LT Application for a non material amendment of application 25/0162/FFU to change the proposed external finish material to the lift shaft from brick work to copper finish	Non Material Amendment	Not Available

Item 5- To consider a response to a Runnymede Borough Council consultation- Article 4 Direction

Members have been invited to respond to a Runnymede Borough Council Planning Consultation regarding Article 4 Direction and asked if they would like to submit a response.

Dear Sir or Madam,

Runnymede Borough Council Article 4 Direction

This letter is to inform you that Runnymede Borough Council are seeking to implement a Non-Immediate Article 4 Direction to restrict permitted development rights for the change of use of a building and any land within its curtilage, from a use falling within Class E (commercial, business and service) to residential (Use Class C3).

The Article 4 Direction seeks to withdraw permitted development rights on the five strategic employment sites in Runnymede, as set out in Policy IE2: Strategic Employment Areas of the adopted Runnymede 2030 Local Plan. There has however been an amendment made to the area covered by SEA3: The Causeway and Pinetrees Business Park. The reason for the amendment is that the employment area, known as Lakeside, which previously consisted of three office buildings is in the process of being converted to residential use. This area has, as shown on the Article 4 Direction, been excluded from the area proposed to be covered by the Article 4 Direction.

The Article 4 Direction and A Justification Report, setting out in more detail the reason for the Council introducing the Article 4 Direction can be viewed on the Council's website at [Supplementary Planning documents and other guidance – Runnymede Borough Council](#). Together with all the other background material for 'making' the Direction.

Hard copies of all of the consultation material is available to view at the Civic Centre in Addlestone and also at all of the libraries in Runnymede Borough, and also the Staines and Weybridge libraries, which although outside of the borough, lie close to one or more of the Employment Areas.

A consultation on the Council's intention to adopt this Article 4 Direction is taking place between 30th January to 13th March 2026. It is the Council's intention to formally adopt this Article 4 Direction on the 8th February 2027.

If you have any questions, please contact the Council using the contact details stated above.

Yours faithfully

The Planning Policy Team