



### **Windlesham Parish Council**

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The Council Offices  
The Avenue  
Lightwater  
Surrey  
GU18 5RG

5th June 2026

**To: Cllrs Du Cann, Harris, Marr, Stevens, Turner, Wheeler 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 **10<sup>th</sup> June 2026 at 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](mailto:clerk@windleshampc.gov.uk) by 5pm on the 9<sup>th</sup> June 2026. Please note that the name of the person submitting the representation will be read aloud at the meeting unless anonymity is requested in writing at the time of submission. All public representations, whether written or verbal, are limited to 450 words or a maximum of three minutes.**

#### **AGENDA**

- 1. To elect a Chair and Vice Chair of the Committee for the ensuing year.**
- 2. Apologies for absence**
- 3. 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)
- 4. Public question time**
- 5. 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
- 6. To consider a response to a consultation on the submission version of the Sandhurst Neighbourhood Plan.**

7. To consider making a representation on the Emerging Surrey Heath Local Plan – Consultation on Proposed Main Modifications.

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

<b>Bagshot Applications</b>			
26/0429/FFU	<b>33 Albert Road, Bagshot, Surrey, GU19 5QL</b> Erection of a single storey front extension.	FPA	17 <sup>th</sup> June 2026
26/0400/FFU	<b>5 Connaught Road, Bagshot, Surrey, GU19 5EL</b> Erection of a single storey rear extension.	FPA	17 <sup>th</sup> June 2026
<b>Lightwater Applications</b>			
26/0441/FFU	<b>17 Sorrel Drive, Lightwater, Surrey, GU18 5PB</b> Erection of a single storey front extension and side extension to existing detached garage.	FPA	19 <sup>th</sup> June 2026
26/0404/DTC	<b>99-101, Guildford Road, Lightwater, Surrey, GU18 5SB</b> Submission of details to comply with condition 3(materials), 4 (façade details), 15 (landscaping), 16 (landscaping management plan), 18a-e (Remediation strategy), 19 (Drainage) and 21 Energy statement) of application ref: 25/0297/PMR.	Details to comply	
26/0410/CES	<b>40 Grasmere Road, Lightwater, Surrey, GU18 5TJ</b> Certificate of lawfulness for the proposed conversion of loft to habitable accommodation with rear L-shaped dormer and roof lights.	Certificate Proposed Development	
<b>Windlesham Applications</b>			
26/0383/PMR	<b>Olive Tree Cottage , 95 Chertsey Road, Windlesham, Surrey, GU20 6HU</b> Application under Section 73 of the Town and Country Planning Act to vary or remove 2 (approved plans) of planning permission 23/1279/FFU (Erection of part single part two storey side extensions following demolition of existing garage and rear structure. Erection of front dormer, alterations to front porch and fenestrations.) to change the size of the proposed extension and inserting a roof light.	Relaxation/Modification	12 <sup>th</sup> June 2026
26/0283/FFU	<b>Pear Tree Cottage , Hatton Hill, Windlesham, Surrey, GU20 6AB</b> Erection of 2 x single storey rear extensions, replacement of detached garage, shed and addition of carport following demolition of existing single garage and associated buildings. Replacement boundary fence and gates.	FPA	16 <sup>th</sup> June 2026

26/0442/FFU	<b>Torwood , Pine Grove, Windlesham, Surrey, GU20 6AW</b> Erection of a single storey rear extension following removal of existing conservatory.	FPA	19 <sup>th</sup> June 2026
26/0064/FFU	<b>1 Newark Road, Windlesham, Surrey, GU20 6NE</b> 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.  As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments. If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by 18th June 2026.	APPEAL	18 <sup>th</sup> June 2026
26/0354/FFU	<b>Manor House, UCB Windlesham Campus, Sunninghill Road, Windlesham, Surrey, GU20 6PP</b> Part demolition of the Manor House and erection of a three-storey extension, landscaping, plant and machinery, associated infrastructure and other works.	FPA	
26/0418/DTC	<b>Land East Of St Margarets, Woodlands Lane, Windlesham, Surrey, GU20 6AS</b> Submission of details to comply with condition 8 (EV charging points) of planning permission 23/0080/FFU for the development of 20 affordable dwelling with new access from Woodlands Lane.	Details to Comply	
26/0439/PMR	<b>Land East Of St Margarets, Woodlands Lane, Windlesham, Surrey, GU20 6AS</b> Application under Section 73 of the Town and Country Planning Act to vary condition 17 (Noise mitigation measures) of planning permission 23/0080/FFU (Development of 20 affordable dwellings with new access from Woodlands Lane) to substitute previous noise assessment.	Relaxation/M odification	24 <sup>th</sup> June 2026
26/0434/DTC	<b>Woodlands Lane, Windlesham, Surrey, GU20 6AS</b> Submission of details to comply with condition 8 (landscaping) of appeal ref. APP/D3640/W/24/3343307 (application ref.23/0581/FFU) allowed on the 25 November 2024.	Details to Comply	

26/0421/FFU	<b>Oakwood , Chertsey Road, Windlesham, Surrey, GU20 6HY</b> Erection of play equipment.	FPA	24 <sup>th</sup> June 2026
26/0399/FFU	<b>Oakwood , Chertsey Road, Windlesham, Surrey, GU20 6HY</b> Erection of a single storey side extension and external staircase following the part demolition of existing external staircase.	FPA	2 <sup>nd</sup> July 2026
26/0448/PMR	<b>Pound Meadow, Pound Lane, Windlesham, Surrey, GU20 6BP</b> Application under Section 73 of the Town and Country Planning Act to vary or remove 2 (approved plans) of planning permission 25/0649/LLB (Listed Building Consent for repairs to the structural timber frame of the listed building.) to extend the area of the timber frame repair.	Relaxation/M odification	25 <sup>th</sup> June 2026
26/0317/DTC	<b>Land East Of St Margarets, Woodlands Lane, Windlesham, Surrey, GU20 6AS</b> Submission of details to comply with condition 14 (Archaeology) of planning permission 23/0080/FFU for the development of 20 affordable dwelling with new access from Woodlands Lane.	Details to comply	30 <sup>th</sup> June 2026
26/0460/CES	<b>Calgary, Church Road, Windlesham, Surrey, GU20 6BH</b> Certificate of lawfulness for the proposed conversion of garage to habitable accommodation.	Certificate Proposed Development	
26/0466/FFU	<b>Little Bay Trees, Rectory Lane, Windlesham, Surrey, GU20 6BW</b> Erection of two storey rear extension following demolition of existing rear extension and conservatory, new front porch and matching canopy following demolition of existing canopy and changes to fenestration.	FPA	2 <sup>nd</sup> July 2026
26/0468/ADV	<b>The Windmill , London Road, Windlesham, Surrey, GU20 6PJ</b> Advertisement consent for the display of 1 internally illuminated post sign, 1 externally illuminated fascia sign and 3 externally illuminated entrance signs.	Advert	3 <sup>rd</sup> July 2026

**Item 6- To consider a response to the consultation on the submission version of the Sandhurst Neighbourhood Plan.**

**Members are asked to decide if they wish to submit a response to the consultation on the submission version of the Sandhurst Neighbourhood Plan.**

Sandhurst Town Council submitted the Sandhurst Neighbourhood Plan to Bracknell Forest Council on 30 March 2026. The Plan sets out objectives for the future of the area and contains planning policies to guide the development and use of land in Sandhurst. Bracknell Forest Council accepted the Plan and now has a statutory duty to carry out public consultation on the Sandhurst Neighbourhood Plan.

The consultation runs from **10am Tuesday 19th May to 5pm Wednesday 1st July 2026.**

After this consultation, the Neighbourhood Plan, together with comments received, will be sent for examination by an independent Examiner.

The Sandhurst Neighbourhood Plan and its appendices are available to view on Bracknell Forest Council's consultation portal: <https://consult.bracknell-forest.gov.uk/kpse/event/C460B9AA-4EFC-4174-BA68-5829FBE87EC3>

For ease of reference, the 'Sandhurst Neighbourhood Plan' includes the following key information as appendices:

- Appendix 7 - The Strategic Environment Assessment and Habitats Regulations Assessment Screening Determination of the Sandhurst Neighbourhood Plan
- Appendix 8 - Consultation Statement
- Appendix 9 - Basic Condition Statement

Hard copies of the Plan are available for inspection during normal opening hours at:

- Bracknell Forest Council's Offices, Time Square, Market Street, Bracknell RG12 1JD
- Sandhurst Town Council, Sandhurst Memorial Park, Yorktown Road, Sandhurst, GU47 9BJ
- Sandhurst Library, The Broadway, Sandhurst, GU47 9BL

**All comments must be received in the consultation period commencing at 10am on 19th May and ending at 5pm on 1st July 2026 to be accepted.**

We look forward to receiving any representations that you might wish to make. Please remember that the Examiner will test whether the Sandhurst Neighbourhood Plan meets the 'basic conditions' and other legal requirements. Your representation(s) should aim to address whether the Plan meets the 'basic conditions'. Guidance on these can be found on our website. Representations can be submitted:

- Online through the consultation portal at: <https://consult.bracknell-forest.gov.uk/kpse/event/C460B9AA-4EFC-4174-BA68-5829FBE87EC3>
- By completing the response form or writing an email and sending it to: [development.plan@bracknell-forest](mailto:development.plan@bracknell-forest)
- By posting the response form or writing a letter and posting it to: Development Plan Team, Bracknell Forest Council, Time Square, Market Street, Bracknell, RG12 1JD

Representations must be made in writing. You can also request to be notified of the Council's decision on the making (adoption) of the Sandhurst Neighbourhood Plan under Regulation 19.

If you have any queries, please get in touch with a member of the Development Plan Team, by email [development.plan@bracknell-forest.gov.uk](mailto:development.plan@bracknell-forest.gov.uk) or call us on 01344 352000.

All comments will be publicly available, and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by Bracknell Forest Council in accordance with the Data Protection Act 2018 and the General Data Protection Regulation (GDPR). Further information can be found on our website: <https://www.bracknell-forest.gov.uk/help/privacy-notices/planning-privacy-notice>

Yours faithfully

Development Plan Team  
Planning Department  
Bracknell Forest Council  
Time Square  
Market Street,  
Bracknell RG12 1JD

**Item 7- To consider making a representation on the Emerging Surrey Heath Local Plan – Consultation on Proposed Main Modifications.**

**Members are asked to decide if they wish to submit comments on the Proposed Main Modifications to the Emerging Surrey Heath Local Plan.**

As you may be aware from previous correspondence, Surrey Heath Borough Council is preparing a new Local Plan which will guide the scale and location of new development in the Borough up to 2038. The Local Plan contains planning policies and site allocations which, once adopted, will be used to determine planning applications in the Borough.

The emerging Surrey Heath Local Plan is currently being ‘examined’ by an independent Inspector to assess whether the policies and allocations meet national ‘tests of soundness’. Following the close of public Hearing Sessions held last year, the appointed Inspector has outlined a number of proposed changes or Main Modifications that he considers necessary to ensure that the Surrey Heath Local Plan passes the tests of ‘soundness’. These changes, (including consequential changes to the policies and supporting text) have now been compiled into a Main Modifications schedule.

These Main Modifications are now being published for comments between **28<sup>th</sup> May 2026 and 9<sup>th</sup> July 2026 at 12 noon**. Representations will not be considered after this time.

The Proposed Main Modifications are being put forward without prejudice to the Inspectors’ final conclusions which will take account of all representations submitted in response to this consultation as well as previous representations to the Pre-Submission Local Plan and evidence submitted as part of the Examination process.

The Inspector will **only** consider representations made on the Proposed Main Modifications. This is not an opportunity to raise matters relating to other parts of the Plan that have already been considered by the Inspector during the examination or to identify new issues.

The Proposed Main Modifications consultation documents are:

- Schedule of Main Modifications to the Pre-Submission Surrey Heath Local Plan, May 2026
- Schedule of Modifications to the Policies Map, May 2026
- Sustainability Appraisal Report Addendum, May 2026
- Main Modifications Habitat Regulation Assessment, May 2026
- Main Modifications Equalities Impact Assessment, May 2026

The Council has also compiled a schedule of ‘Additional Modifications’ to provide clarification, corrections, and minor updates to other text. These changes do not relate to the soundness of the Plan and are being published for information on the Council’s website (any comments on these will not be forwarded to the Inspector for his consideration).

The Main Modification consultation documents along with details as to how to make comments can be found from links on the Council’s [Local Plan webpage](#) and on the [Council’s consultation portal](#). Further information on the Local Plan Examination, including links to the evidence base can be found on the [Local Plan Examination](#) webpage.

Please note that we cannot accept anonymous comments and that comments will be published with your name but not personal details such as email or postal address. Further information on how the Council handles your data can be found on our [Privacy page](#).

Hard copies of the Schedule of Proposed Main Modifications and Schedule of Map Changes linked to the Proposed Main Modifications together with the Response Forms are available at a number of locations across the Borough. These are set out in the Statement of Representations and Availability of Documents notice attached as Appendix 1 to this email.

Following consideration of the representations to the Main Modifications, the Inspector will present his conclusions in a final report. If the Plan is found legally compliant and 'sound' with any necessary modifications, it can then be adopted by the Council.

If you have any queries regarding the Modifications consultation process, please get in touch with the Planning Policy team via email at [planning.consultation@surreyheath.gov.uk](mailto:planning.consultation@surreyheath.gov.uk) or by calling 01276 707100.