Windlesham Parish Council

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The Council Offices
The Avenue
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GU18 5RG

4th November 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, on **Wednesday 11th November 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 by 5pm on the 10th November 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. **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 participation 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. **Rural Roar National Coalition – Consideration of Council Support**

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

	Bagshot Applications		
26/0931/CES	**15 Wellesley Close, Bagshot, Surrey, GU19 5HB** Certificate of lawfulness for the proposed dropped kerb.	Certificate Proposed Development	2nd December 2026
26/0971/ADV	**1 High Street, Bagshot, Surrey, GU19 5AG** Application for advertisement consent to replace non illuminated and illuminated signage and external lighting.	Advert	23rd November 2026
26/0953/PCM	**Highway Depot, Surrey Heath District Transportation Office, 2 London Road, Bagshot, Surrey, GU19 5HN** Consultation application from Surrey County Council for the details of surface water drainage scheme and Construction Environmental Management Plan (CEMP) submitted pursuant to Conditions 4 and 6 of planning permission ref: SU/26/0363/DCM dated 24 June 2026 (this application is determined by Surrey County Council under their ref SCCRef-2026-0169 - this record is for consultation only)	Consultation (County Matters)	
26/0966/FFU	**St Annes Church Hall, 11 Church Road, Bagshot, Surrey, GU19 5EQ** Erection of a replacement storage unit following demolition of existing 4no storage units	FPA	24th November 2026
	Lightwater Applications		
26/0909/DTC	**Atv Go Karts Ltd, Blackstroud Lane East, Lightwater, Surrey, GU18 5XR** Submission of details to comply with condition 9 (CEMP) and condition 10 (lighting) of planning permission 24/1026/FFU Appeal Ref: APP/D3640/W/25/3370563 for the demolition of the 3 existing buildings (Sui Generis), with the erection of two replacement buildings to be used as a flexible Class B8/E use.	Details to comply	
26/0962/CES	**23 Clearsprings, Lightwater, Surrey, GU18 5YL** Certificate of lawfulness for a proposed dropped kerb and associated works.	Certificate of Lawfulness	
	Windlesham Applications		
26/0896/DTC	**Land East Of St Margarets, Woodlands Lane, Windlesham, Surrey** Submission of details to comply with condition 3 (external materials) of planning permission 23/0080/FFU for the development of 20 affordable dwellings with new access from Woodlands Lane.	Details to comply	24th November 2026
26/0922/DTC	**St Margarets, Woodlands Lane, Windlesham, Surrey, GU20 6AS** Submission of details to comply with condition 8 (landscaping) of appeal ref.APP/D3640/W/24/3343307 (application	Details to comply	1st December 2026

	ref.23/0581/FFU) allowed on the 25 November 2024.		
26/0928/CES	**1 Edward Road, Windlesham, Surrey, GU20 6EX** Certificate of lawfulness for the proposed conversion of garage to habitable accommodation.	Certificate Proposed Development	7th December 2026
26/0867/FFU	**Windlesham Garden Centre, London Road, Windlesham, Surrey, GU20 6LL** Erection of a new single-storey building following demolition of existing car-wash buildings and demolition of existing eastern commercial building.	FPA	10th November 2026
26/0965/FFU	**Land Adjacent To The Orchard, Church Road, Windlesham, Surrey** Construction of a dwellinghouse and detached garage (Use Class C3) together with new access, parking, landscaping, refuse storage and private amenity space.	FPA	24th November 2026
26/0976/PMR	**Oakwood, Chertsey Road, Windlesham, Surrey, GU20 6HY** Application under Section 73 of the Town and Country Planning Act to vary or remove condition 2 (approved plans) of planning permission 26/0551/FFU (Erection of a single storey rear extension, including upper and lower terrace and associated works) to increase the height of the proposed extension.	Relaxation/ Modification	24th November 2026
26/0968/PMR	**Windlesham South Service Station, London Road, Windlesham, Surrey, GU20 6PJ** Application under Section 73 of the Town and Country Planning Act to vary or remove condition 9 (opening hours) of planning permission 26/0512/FFU (Change of use from Car Sales (Sui Generis) to Class E (a)/(b)/(c)/(g)(i) including external alterations to the building, provision of plant, alterations to the car parking layout, AC units and associated works.)	Relaxation/ Modification	25th November 2026
26/0947/MPO	**Land East Of St Margarets, Woodlands Lane, Windlesham, Surrey** Application to discharge clause Schedule 4, Part 1, clause 1,2 and 3 (Habitat Management and Monitoring Plan) s106 obligation relating to planning permission ref. 23/0080/FFU for Development of 20 affordable dwellings with new access from Woodlands Lane	Modification & Discharge of Obligation	

26/0973/DTC	**Manor House, UCB Windlesham Campus, Sunninghill Road, Windlesham, Surrey, GU20 6PP** Submission of details to comply with Conditions 5 (Tree Protection Plan), 7 (Construction Traffic Management Plan), 12 (Bat Mitigation Strategy), 13 (Badger Mitigation Strategy), 15 (Construction Environment Management Plan), 16 (Biodiversity Gain Plan) of planning permission 26/0354/FFU Part demolition of the Manor House and erection of a three-storey extension, landscaping, plant and machinery, associated infrastructure and other works.	Details to Comply	
26/0984/DTC	**Timbers, Church Road, Windlesham, Surrey, GU20 6BH** Submission of details to comply with condition 4 (External Joinery) attached to planning permission 26/0052/FFU for erection of a part first floor, part two storey side extension and single storey rear extension with associated works following demolition of existing conservatory	Details to Comply	

8. Exclusion to the press and public – To exclude members of the public, including the press, for consideration of items excluded under s1(2) of the Public Bodies (Admission to Meeting) Act 1960.

9. To consider reasons for Councillor absences.

Item 5 - Rural Roar National Coalition – Consideration of Council Support

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Action

Members are asked to consider the following invitation to join the Rural Roar National Coalition

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Dear Parish Clerk,

RURAL ROAR – AN INVITATION TO JOIN OUR GROWING NATIONAL COALITION

Across rural England, villages are facing unprecedented development pressures. The government's grey belt policy and revised housing targets are putting greenfield Green Belt land at risk, while leaving local councils and communities struggling to control the scale and location of development.

Surrey Heath's rural villages face many of the same pressures we are experiencing elsewhere in Surrey. Communities such as West End and Windlesham have a strong interest in protecting their countryside, village identity and infrastructure from development that fails to respect local circumstances. We believe these decisions should be shaped by properly evidenced Local Plans, not driven by national housing targets without adequate consideration of rural consequences.

Here in our part of Surrey, almost 4,000 homes are proposed around just four villages — Effingham, West Clandon, Ripley and Ockham — all on greenfield Green Belt land. Guildford's annual housing requirement has effectively doubled, despite its extensive Green Belt and rural constraints.

These are not isolated planning disputes. We believe they reveal a national policy that has failed to consider its disproportionate impact on rural communities.
That's why we launched Rural Roar.

I founded Rural Roar after more than 15 years as a parish councillor and am currently Vice-Chair of Effingham Parish Council, the founding council of our coalition.

Ten parish councils already support Rural Roar, alongside residents' and action groups in Claygate and Esher. Our growing list of supporters is attached.

We recognise the need for new homes, particularly affordable homes for local people. But we oppose a system that enables greenfield Green Belt development through individual grey belt applications outside the strategic Local Plan process, while imposing housing numbers that fail to reflect rural realities.

Our Five Demands of Government

1. *Suspend grey belt policy outside the Local Plan process until its impact on rural communities has been properly examined.*
2. *Commission an independent Rural Proofing Assessment of grey belt policy and the revised National Standard Method for housing requirements.*
3. *Restore local democratic control, putting evidence-based Local Plans and meaningful community involvement back at the heart of planning.*
4. *Review national housing targets to account properly for Green Belt, environmental constraints and infrastructure capacity in rural authorities.*

5. *Protect rural communities, their countryside, character and long-term sustainability from the cumulative impact of inappropriate development.*

Taking the Fight to Westminster
For too long, individual communities have fought planning battles village by village, while the national policies driving those pressures remain largely unchallenged.

Rural Roar intends to change that.

We are building a nationwide coalition of parish and town councils, residents' associations, Green Belt action groups, elected councillors and MPs. Together, we intend to assemble the evidence, demand proper rural proofing and take a united case to Westminster through parliamentary action, direct engagement with ministers, our national petition and, where justified, legal challenge.

Will Your Council Join Us?

Please circulate this invitation to all your councillors and ask them to consider a formal resolution supporting Rural Roar at their next meeting.

There are no fees, no financial obligations and no interference with your council's independence. We are simply asking you to add your voice to a growing national campaign for fairer, more sustainable and genuinely democratic planning.

To join, reply confirming your council's support and nominate a contact for future campaign updates.
Website: https://www.ruralroar.org.uk
Parliamentary petition: https://petition.parliament.uk/petitions/780361

Rural communities have fought these battles alone for too long. Together, we have a stronger voice, and it's time Westminster heard it.

Yours sincerely
Cllr