



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

MINUTES OF A MEETING OF WINDLESHAM PARISH COUNCIL'S PLANNING COMMITTEE

Held on Tuesday 23rd May 2023 at 11:00am at Lightwater Library, 83A Guildford Road, Lightwater.

Bagshot Cllrs		Lightwater Cllrs		Windlesham Cllrs	
Willgoss	P	Turner	A	Marr	A
White	P			Richardson	P
Du-Cann	P				

In attendance: Sarah Wakefield- Assistant Clerk

Cllr Turner joined the meeting remotely but in line with legislation (LGA schedule 12, 39) those attending remotely are not allowed to vote.

Cllr White took the Chair

P - present A – apologies PA – part of meeting - no information

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		Action
PLAN/23/51	<p>To elect a Chairman and Vice Chairman of the Committee for the ensuing year</p> <p>Cllr White nominated, Cllr Richardson seconded, and it was agreed unanimously to appoint Cllr White as Chairman of the Committee.</p> <p>Cllr White continued as Chair.</p> <p>Cllr White nominated, Cllr Willgoss seconded, and it was agreed unanimously to appoint Cllr Turner as Vice Chairman of the Committee.</p>	

PLAN/23/52	Apologies for absence Apologies were received and accepted from Cllr Marr	
PLAN/23/53	Declarations of interest No declaration of interest	
PLAN/23/54	Public question time No public were no present	
PLAN/23/55	Exclusion of the press and public. There were no matters to be dealt with after exclusions to the press and public.	
PLAN/23/56	To consider planning applications and planning appeals received prior to this meeting:	

	Bagshot Applications	
23/0508/FFU	79 College Ride, Bagshot, Surrey, GU19 5EW Erection of a single storey side extension with rooflights, to accommodate an indoor pool. No objection on condition that the pool is used for domestic use only.	FPA
23/0409/GPT	Bagshot Railway Station Road Bagshot Surrey GU19 5AS Upgrading telecommunications equipment to existing 15m high monopole. No comments	General Permitted Development Telecoms
	Lightwater Applications	
23/0431/FFU	141 Ambleside Road, Lightwater, Surrey, GU18 5UN Erection of a detached garage, change in boundary treatment, proposed new boundary wall and gates No objection on the condition that the garage is not used for habitable accommodation.	FPA
23/0406/CES	36 Curley Hill Road Lightwater Surrey GU18 5YH Certificate of Lawfulness (Proposed Use) - Construction of a single storey outbuilding to rear garden No objection on the condition that the garage is not used for habitable accommodation.	CES
23/0414/FFU	36 Curley Hill Road, Lightwater, Surrey, GU18 5YH	FPA

	Retention of works to raise the ground level The Committee felt that there was not sufficient information on the planning application to fully comment.	
23/0402/FFU	36 Curley Hill Road Lightwater Surrey GU18 5YH Demolition of existing dwelling and construction of a replacement 5-bedroom dwelling with associated landscaping. No objection, but the committee would like to know how much bigger than the original footprint the new dwelling will be. It is suggested if residents are concerned, the objectors should contact their Borough Councillors for the application to be called in for comment at committee.	FPA
23/0471/FFU	38 Curley Hill Road, Lightwater, Surrey, GU18 5YH Proposed First floor extension No objection	FPA
23/0469/FFU	207 Shop, Guildford Road, Lightwater, Surrey, GU18 5RB Retention of rear wall, alterations to fenestration, air conditional units, additional door and alterations to the garage roof (Retrospective) Objection for the following reasons: <ul style="list-style-type: none"> • a pitched roof would be preferable to a flat roof • noise issues in relation to the position of the air conditioning units • the area is not properly screened 	FPA

	Windlesham Applications	
23/0359/FFU	71 Chertsey Road, Windlesham, Surrey, GU20 6HE Erection of first floor rear extension. No objection	FPA
23/0442/FFU	Hill Cottage , Rectory Lane, Windlesham, Surrey, GU20 6BW Erection of first floor side extension over existing garage and erection of single storey rear extension following demolition of existing rear kitchen, conservatory and cloakroom. No objection	FPA
23/0453/FFU	95 Chertsey Road, Windlesham, Surrey, GU20 6HU Erection of a part single part two storey rear and side extension, a front dormer, roof alterations and roof lights, alterations to the front porch and fenestration, following the demolition of the existing garage and rear addition along with minor internal alterations. No objection	FPA

23/0436/CES	<p>72 Chertsey Road Windlesham Surrey GU20 6HP Certificate of lawful development (proposed) for a single-storey rear extension (conservatory).</p> <p>No objection</p>	Certificate Proposed Development
23/0485/FFU	<p>Little Pond, Kennel Lane, Windlesham, Surrey, GU20 6AA Erection of a single storey rear extension with roof lights, extension to first floor side element with roof alterations, new porch, erection of a garage following demolition of the existing garage including changes to fenestration.</p> <p>The Committee would like to raise the following concerns-</p> <ul style="list-style-type: none"> • The property is located within Green Belt and within the Church Road Conservation Area of Windlesham. It is directly adjacent to Walnut Tree Farm (Grade II Listed). • The property is sited on a blind bend on Kennel Lane at the junction of Kennel Lane, School Road and Church Road. • SHBC has rigorously applied the relevant planning legislation, including in terms of percentage increase in volume and floor space, to recent planning applications in this area of Windlesham • Specific concerns relate to: <ul style="list-style-type: none"> ○ the volume/area of the proposed extension to the property - particularly as the house has been previously extended- - it seems possible that this application could take it over 30%? ○ The size and location of the garage - specifically the impact on the street scene and the openness of the Green Belt and would request a condition that the garage is not turned into habitable accommodation. ○ the availability of a turning circle space which is required on the front drive to enable cars to manoeuvre and to exit the property safely close to this difficult junction on a busy village road. 	FPA
23/0080/FFU	<p>Land East Of St Margarets Woodlands Lane Windlesham Surrey GU20 6AS Development of 20 affordable dwellings with new access from Woodlands Lane</p> <p>The Committee would like to add the following further comments in addition to their previous objection to the application-</p> <p>The developer has failed to consult on this proposed major development in an area of 'protected woodland' on the boundary of Windlesham village</p>	FPA

- This application has now received in excess of 60 objections from local residents - in addition to objections from the Windlesham Parish Council, the Windlesham Society and the Heathpark Wood Group.
- A full consultation with the local community could reasonably be expected to take place on such a significant development - to date no consultation has taken place.
- The proposed site is located on the boundary of Windlesham village in an area of 'protected woodland' - all the trees within the site are the subject of a Tree Preservation Order and this is noted at point 5.2 of the Arboricultural Impact Assessment prepared by James Blake Associates dated 17 October 2022.

The (2) revised plans recently submitted by the developer - in response to a letter (dated 30.3.23) from Surrey County Council relating to highways and transport issues - are unclear and unsatisfactory

- The new site layout plan is deficient. SCC asked the developer to show on a plan the exact location of the access road in relation to the gateway to the village, as the gateway forms the entry point of the 30mph maximum speed limit, and the relocation of the speed limit would require a Traffic Regulation Order. The relative locations of the access road and the gateway are unclear from the site plan as the key and labelling are completely muddled up.
- The visibility splays (also requested by SCC) do seem to be shown on the site plan but are not properly labelled. They are referred to as "A", but there is no "A" in the key, only B,C and D.
- The key setting out the existing trees to be retained, new trees to be planted, trees to be removed and proposed indicative planting do not match the plan. Those in the key are coloured whereas those on the plan are black and white and a completely different shape. They can't be matched up and this is confusing. It is a little clearer in the original site plan as that did use colour, but it is still impossible to distinguish between the various shapes. Furthermore, it is impossible to tell which trees will actually be removed from either this plan or the Arboricultural Report to which the site plan refers. In the Arboricultural Report (third page from the end), the trees are all labelled on a plan but again the key doesn't match the plan so it is impossible to determine which trees will be removed although it appears to be most of them.

This development is 'unsustainable' and in conflict with the aims of the SHBC Draft Local Plan & the Windlesham Neighbourhood Plan ('WNP')

- Policy SS1 of the SHBC Draft local Plan recommends that future development should be directed towards those areas in the west of the Borough that are best able to support SHBC's sustainability aims (9.75). The plan also commits SHBC to ensuring that trees are protected and that the

	<p>potential for green infrastructure and habitats will be increased in accordance with Policies IN5, E2 and E3.</p> <ul style="list-style-type: none"> • SHBC's focus on sustainability and tree protection is inconsistent with any proposal to develop this site. This is a wooded site on the edge of Windlesham village - which is arguably the Surrey Heath village most lacking in essential infrastructure and services with which to sustain even its current level of housing. • SHBC has already agreed three developments along Woodlands Lane totalling 136 dwellings - Heathpark Woods (116), Broadley Green (15) and Twelve Oaks (5). These developments have already been sanctioned by SHBC against strenuous local opposition and are in excess of the numbers agreed in the 'adopted' WNP. • A further application has recently been submitted for an additional 7 dwellings at a location on Woodlands Lane known as 'The Ferns' which is directly adjacent to these sites on Woodlands Lane. • The WNP was adopted in June 2019 and since that date, it forms part of the SHBC Local Plan. It must be considered when assessing the validity of new planning applications within Windlesham Village and is, therefore, listed as a 'constraint' against this application. • This application does not meet with the requirements for 'sustainable housing growth' as outlined in the WNP and the SHBC draft local plan. This proposal would result in an unsustainable development which would negatively impact both the community and the village of Windlesham and exacerbate the significant transportation and pollution problems in the village and nearby. • There is no definition of what affordable housing will be available and there is no infrastructure in place to support it. <p>The potential impact of the proposed development on Air and Noise Pollution in Windlesham village</p> <ul style="list-style-type: none"> • No satisfactory reports have been provided by the developer which demonstrate the impact that the removal of trees in this sensitive location would have on the health and well-being of the residents of Windlesham - in particular those currently living in Heathpark Drive and also new residents in the approved forthcoming developments at Broadley Green, Twelve Oaks and Heathpark Woods. • The majority of parking provision is tandem and the size of parking spaces and provision for visitor parking is unclear. • Development should not take place until there is a SANG provision. 	
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There being no further business, the meeting closed at 11:42