



Windlesham Parish Council

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

Held on Tuesday 6th June 2023 at 11:00am at Lightwater Library, 83A Guildford Road, Lightwater.

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

In attendance: Jo Whitfield - 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/23/57	Apologies for absence Apologies were received from Cllrs Richardson and Turner however; Cllr Turner joined the meeting remotely, therefore in line with legislation (LGA schedule 12, 39) those attending remotely are not allowed to vote.	
PLAN/23/58	Declarations of interest No declaration of interest	
PLAN/23/59	Public question time No public were no present	

PLAN/23/60	Exclusion of the press and public. There were no matters to be dealt with after exclusions to the press and public.	
PLAN/23/61	To consider planning applications and planning appeals received prior to this meeting:	

	Bagshot Applications	
	No applications for review	
	Lightwater Applications	
21/1180/FFU	Atv Go Karts Ltd Blackstroud Lane East Lightwater Surrey GU18 5XR Demolition of 3 existing buildings for 3 replacement buildings for flexible B8/Class E use, as well as an amended workshop and enlarged toilet block. WPC responded on 11 th February 2023 with no Objections Windlesham Parish Council wishes to modify their previous representation and Object for the following reasons- <ul style="list-style-type: none"> • The proposal represents inappropriate development in the Green Belt. • The increase in mass and bulk would result in a development which is not in keeping with the character of the area. • There is insufficient information regarding the retained trees. The subsequent loss of these could result in further harm to the character of the area. 	APPEAL
23/0535/FFU	Breiz , Michelet Close, Lightwater, Surrey, GU18 5XT Erection of a single storey side/rear extension with rooflights , following demolition of rear conservatory. Modification to existing front porch to include a pitched roof. Insertion of side and rear new windows at first floor, and roof windows above first floor bedroom. No objection	FPA
	Windlesham Applications	
23/0513/FFU	34 Highwaymans Ridge, Windlesham, Surrey, GU20 6NF Erection of first floor side extension with roof alterations and changes to fenestration. No Objection	FPA
23/0532/FFU	Myrtle Cottage , 81 Chertsey Road, Windlesham, Surrey, GU20 6HD Erection of single storey rear extension. No Objection	FPA

23/0354/FFU	<p>Lavershot Hall, Flat 3 , London Road, Windlesham, Surrey, GU20 6LE Erection of a single storey rear extension following removal of the existing conservatory.</p> <p>No Objection</p>	FPA
23/0324/FFU	<p>The Brickmakers Arms Chertsey Road Windlesham Surrey GU20 6HT Erection of oak shelter to rear pub garden</p> <p>No Objection subject to the new shelter being a replacement of the existing shelter and not in addition to.</p>	FPA
23/0531/FFU	<p>Eastwood , Church Road, Windlesham, Surrey, GU20 6BT Erection of a free standing car port.</p> <p>No Objection</p>	FPA
23/0546/FFU	<p>Orchard Cottage , Church Road, Windlesham, Surrey, GU20 6BT Erection of a part single, part two storey rear extension and 2 dormer windows. New porch following demolition of existing and alterations to fenestration.</p> <p>No Objection on condition that the volume/area of the proposed extensions, including previous extensions, would represent a cumulative increase of less than 30% increase over and above the original dwelling.</p>	FPA
23/0486/FFU	<p>The Ferns , Woodlands Lane, Windlesham, Surrey, GU20 6AS Demolition of existing dwelling and erection of seven dwellings with associated landscaping and parking</p> <p>Cllr White reminded those present that if Members felt that any application warranted review by the SHBC planning committee rather than a decision by delegated authority, they would need to raise their concerns with the Borough Ward Councillor directly.</p> <p>Objection for the following reasons-</p> <ul style="list-style-type: none"> • This development represents unsustainable development and conflicts with the aims of the Windlesham Neighbourhood plan (WNP) and the SHBC draft Local Plan. Policy SS1 of the SHBC draft Local Plan recommends that future development should be focussed on those areas to the west of the Borough (rather than the more rural east) which are best able to support SHBC's sustainability aims. • Inevitably, these seven dwellings would create additional traffic and two further access points (a main access road and one for Plot 1) on a busy stretch of Woodlands Lane which could see intense development. • The proposed development would also increase pressure on infrastructure. There are limited essential 	FPA

	<p>shops in the centre of Windlesham and the majority of Windlesham residents use a car to travel to work, supermarkets, the GP surgery and railway stations at Bagshot and Sunningdale. The bus service is infrequent and could not be used to support most jobs.</p> <ul style="list-style-type: none"> • While the proposed plans include 3 parking spaces the committee had concerns the parking arrangements are cramped and insufficient for the size of development. • There is a potential impact on local ecology and wildlife (in particular bats) including a reduction in the effectiveness of the adjacent wildlife buffer zone. • The removal of trees and vegetation is a concern both in terms of the impact on wildlife and also on the health and wellbeing of the residents of Windlesham. These trees form a natural barrier against air and noise pollution from the M3 motorway. • The trees at The Ferns site are subject to Tree preservation Orders as protected woodland. The SHBC draft Local Plan also commits SHBC to ensure that trees are protected and the potential for green infrastructure and habitats increased in accordance with Policies IN5, E2 and E3. • The removal of trees and vegetation and the increase in hard standing, on this site and elsewhere in the area, must increase water run-off. 	
22/0043/FFU	<p>The Hedges Church Road Windlesham Surrey GU20 6BH Part single/part two storey rear extension and single storey side extension. Appeal Ref: APP/D3640/D/23/3315376</p> <p>WPC responded on 23rd February 2022 with No Objection</p> <p>Members noted that this appeal is proceeding under the Householder Appeals Service, therefore there is no opportunity to submit further comments. However, after further consideration the committee resolved to withdraw their previous submission of 'No Objection'.</p>	APPEAL

There being no further business, the meeting closed at 11:32