



Windlesham Parish Council

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

Held on Tuesday 27th June 2023 at 6.00pm at St Anne's Church Centre, 43 Church Road, Bagshot

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

In attendance: Jo Whitfield - Clerk

Cllr White took the Chair

P - present

A – apologies

PA – part of meeting

- no information

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		Action
PLAN/23/62	Apologies for absence None	
PLAN/23/63	Declarations of interest Cllr White declared a non-pecuniary interest in planning application 23/0457/PMR stating she had been in communication with the applicant. Cllr Richardson declared a non-pecuniary interest in planning application 23/0610/FFU stating the applicant was known to her.	
PLAN/23/64	Public question time No public were no present	
PLAN/23/65	Exclusion of the press and public. There were no matters to be dealt with after exclusions to the press and public.	

PLAN/23/66	To consider a Council response to Surrey County Council's validation for planning applications consultation Having reviewed the consultation Members agreed that as a consultee they did not feel qualified to comment and resolved not to respond.	
PLAN/23/67	To consider planning applications and planning appeals received prior to this meeting:	

	Bagshot Applications		
23/0566/CES	Westbourne, Vicarage Road, Bagshot, GU19 5EJ Certificate of Lawfulness for the proposed stationing of a mobile home for purposes ancillary to the main dwelling. No Objection subject to the condition that when the mobile home is no longer in use by the family it is not sold as a dwelling or rented for habitable accommodation.	CES	
23/0609/FFU	13 Bell Place, Bagshot, Surrey, GU19 5NE Erection of single storey side extension with roof light following demolition of existing garage, internal alterations and changes to fenestration. No objection - however the Committee raised concerns about the reduction in parking and perceived issues that might arise from this.	FPA	11 th July 2023
23/0612/FFU	70 Yaverland Drive, Bagshot, Surrey, GU19 5DY Erection of part single part two storey side extension, single storey front extension and erection of new front porch. No Objection	FPA	11 th July 2023
23/0621/FFU	22 Laird Court, Bagshot, Surrey, GU19 5QN Erection of a two story side extension to form a new garage and bedroom, and conversion of the existing garage to habitable accommodation. No Objection	FPA	12 th July 2023
23/0457/PMR	13 Waverley Road, Bagshot, Surrey, GU19 5JL Application to vary condition conditions 4 (ancillary residential accommodation) of planning permission 19/0184/FFU to allow for the outbuilding to be rented out separately to the main dwelling. Objection The Committee objected to the variation of condition 4. Members were concerned that if the dwelling is not retained in single family occupation it may give rise to harmful impacts upon the Thames Basin Heaths	Relaxation/Modification	12 th July 2023

	Special Protection Area, infrastructure, character, amenity or parking provision.		
23/0599/FFU	8 Bell Place, Bagshot, Surrey, GU19 5NE Erection of a single storey side/rear wrap around extension, widening of dropped kerb and extension of driveway following demolition of existing garage/ storage building. Plus fenestration alterations. Objection Members objected raising concerns over vehicular access and highway safety. Concerns were also raised over the lack of parking which could exacerbate the issues on the highway.	FPA	14 th July 2023
23/0593/CE S	1 Connaught Road Bagshot Surrey GU19 5EL Certificate of lawfulness for the proposed erection of a single-storey side/rear extension No Objection	Certificate Proposed Development	Not Available
23/0538/FFU	119 London Road, Bagshot, Surrey, GU19 5DH Creation of a dropped kerb to access property. No Objection	FPA	17 th July 2023
23/0606/FFU	Marchwood , Dukes Covert, Bagshot, GU19 5HU Erection of replacement dwelling, following demolition of existing. Objection Members objected on the grounds of overdevelopment noting that this property is within the Greenbelt and the proposed development would result in disproportionate additions way in excess of 30% of the original footprint.	FPA	17 th July 2023
23/0624/FFU	11 The Woodlarks, Bagshot, Surrey, GU19 5FL Retrospective planning application for the erection of garden structure. Members questioned whether the height of the building was within current regulations and noted that as a Committee they were not in favour of retrospective applications.	FPA	17 th July 2023
	Lightwater Applications		
23/0589/FFU	30 Ridgeway Close, Lightwater, Surrey, GU18 5XX Erection of a rear single story extension following demolition of existing sun room. No Objection	FPA	5 th July 2023
23/0590/FFU	12 Clearsprings, Lightwater, Surrey, GU18 5YJ	FPA	5 th July 2023

	<p>Erection of a first floor side extension, installation of solar panels, fenestration changes and erection of new roof to existing front porch.</p> <p>Members raised concerns about the size and density of the proposed extension which some might consider overdevelopment. It was also noted that there are a number of large trees on the site and Members requested that any permissions granted, should be subject to the retention of the existing trees.</p>		
23/0595/FFU	<p>112 Ambleside Road, Lightwater, Surrey, GU18 5UL Erection of part single-storey, part two-storey rear extension, conversion of attached garage to ancillary accommodation and fenestration changes to front elevation.</p> <p>Members noted that on the 4th May 2023 a similar application (23/0180) for this property had been granted. Members reviewed this new application and resolved to reiterate their original decision of No Objection.</p>	FPA	5 th July 2023
23/0402/FFU	<p>36 Curley Hill Road, Lightwater, Surrey, GU18 5YH Demolition of existing dwelling and construction of a replacement 5-bedroom dwelling with associated landscaping.</p> <p>Members resolved that their original comment stands.</p> <p>Original comment: 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.</p>	FPA	7 th July 2023
23/0613/DTC	<p>34 Curley Hill Road, Lightwater, Surrey, GU18 5YH Details to comply with condition 3 (material schedule) and condition 8 (construction management plan) of application</p> <p>No Comment</p>	DTC	17 th July 2023

	Windlesham Applications		
23/0610/FFU	<p>Post Lodge, Kennel Lane, Windlesham, Surrey, GU20 6AA, Erection of a single storey rear extension following demolition of existing conservatory along with fenestration changes</p> <p>No Objection</p>	FPA	5 th July 2023
23/0574/FFU	<p>6 Moor Place, Windlesham, Surrey, GU20 6JS Erection of two storey rear extension and internal alterations.</p>	FPA	3 rd July 2023

	<p>Objection Members objected to the scale and dominance of this development, noting that in the Proposed Site/Roof plans dated 30.5.23, the floor space of the dwelling would increase from 175.9m² to 275.4m², an increase of 99.5m², which equates to an overall increase of 56.6%. It is proposed that the first-floor space would increase from 69.1m² to 132.8m², an increase of 63.7m², which equates to 92.2%. This extension, particularly at first floor level, would be dominant and disproportionate to the host dwelling. No proposed first floor plan has been provided, which is fundamental to the application. Appearance and design: The proposed extension would result in a longer roof section and first floor side extension, both of which would be visible from the road. This would appear dominating and obtrusive in relation to the locality in general. The proposed extension does not comply with the Windlesham Neighbourhood Plan (Policy 2.1) in that it would create an overbearing presence and would not maintain the general scale of development in the surrounding area.</p>		
23/0561/FFU	<p>Mrh Windlesham South, London Road, Windlesham, Surrey, GU20 6PJ Demolition of existing building and the creation of charging zone, erection of EV chargers, erection of canopy, three jet wash bays, jet wash plant room, substation enclosure, and associated forecourt works.</p> <p>Objection Members objected to the jet washing equipment in the three new jet wash bays, and the jet wash plant room, which will create significant noise for residential neighbours, in particular the property known as The Brambles, the garden of which is immediately next to the proposed bays. In principle Members supported the proposed EV charges, however the proposed new substation is on the site boundary next to the residential neighbouring property known as Cedar Cottage, approximately 5 metres from the actual dwelling, and could create an unreasonable amount of noise close to this dwelling.</p>	FPA	12 th July 2023
23/0634/FFU	<p>30 Atfield Grove, Windlesham, Surrey, GU20 6DP Erection of a single storey rear extension following demolition of existing conservatory.</p> <p>No Objection</p>	FPA	14 th July 2023
23/0616/DT C	<p>2 Fosters Grove Windlesham Surrey GU20 6JZ Submission of details to comply with condition 4 and 5 (trees) attached to planning permission 22/0927/FFU for</p>	Details to Comply	4 th July 2023

	<p>the erection of a single storey rear extension and a first floor front extension over the existing garage.</p> <p>No Objection</p>		
23/0040/FFU	<p>Brendans, Church Road, Windlesham, GU20 6BT Erection of a two storey rear extension, existing front flat roofed dormers replaced with pitched roofs, following demolition of existing conservatory and sunroom. APP/D3640/D/23/3319992</p> <p>Members resolved to withdraw their previous no objection.</p>	APPEAL	24 th July 2023
23/0623/DTC	<p>Land Adjacent to Orchard Cottage, Shepherds Lane, Windlesham, Surrey GU20 6HL Submission of details to comply with condition 16 (Construction Environmental Management Plan) and 18 (Updated Badger Survey) attached to planning permission 21/0936/FFU for Erection of a two-storey, 66 bedroom care home for older people with associated parking and landscaping.</p> <p>No Comment</p>	Details to Comply	13 th July 2023

There being no further business, the meeting closed at 18:45