



Windlesham Parish Council

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

Held on Tuesday 11th July 2023 at 6.00pm at Lightwater Library, 83A Guildford Road, Lightwater

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

In attendance: Jo Whitfield – Clerk
1 Member of the public

Cllr White in the Chair

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

		Action
PLAN/23/68	Apologies for absence None	
PLAN/23/69	Declarations of interest None	
PLAN/23/70	Public question time No public were no present	
PLAN/23/71	Exclusion of the press and public. There were no matters to be dealt with after exclusions to the press and public.	
PLAN/23/72	To consider planning applications and planning appeals received prior to this meeting:	

	Bagshot Applications	
23/0647/FFU	67 Yaverland Drive, Bagshot, Surrey, GU19 5DZ Change of use from amenity land to residential demolition of a brick garden wall and erection of a timber close boarded garden fence Members requested that SHBC establish ownership of the land prior to any permissions being granted.	FPA
23/0649/FFU	13 The Woodlarks, Bagshot, Surrey, GU19 5FL Erection of a study/garden outbuilding. (Retrospective). Members resolved no objection subject to the condition that the outbuilding is never used as habitable accommodation.	FPA
23/0686/CES	64 Green Lane Bagshot Surrey GU19 5NL Certificate of lawfulness for the proposed erection of a single storey rear extension following demolition of existing conservatory. No Objection	Certificate Proposed Development
	Lightwater Applications	
23/0047/FFU	153 Ambleside Road Lightwater Surrey GU18 5UN Erection of detached car port. Appeal Ref: APP/D3640/D/23/3324093 WPC responded on 14 th March 2023 with No Objection. No Objection Members resolved to stand by their initial submission of no objection.	APPEAL
23/0677/FFU	1 Weyside, Windermere Road, Lightwater, Surrey, GU18 5TH Erection of a single storey rear/side extension plus adjoining the existing workshop to property with change of use from workshop to garage, and fenestration alterations. Comment Members raised concerns about the scale and bulk of the of the proposed dwelling and questioned whether it would constitute overdevelopment on a relatively small site. Members also requested that any permissions be subject to the condition that the garage could not be used for habitable accommodation in the future.	FPA
23/0659/DTC	Stables West Of Hook Mill Lane Lightwater Surrey GU18 5UD Submission of details to comply with condition 4 (Hardstanding materials), 6 (Fast Charge socket), 8 (Landscaping) and 9 (Bat and Bird Boxes) attached to planning permission 21/0398/FFU for Demolition of stables and outbuilding. Construction of single storey 3 bedroom dwelling. No Objection	Details to Comply
	Windlesham Applications	
23/0643/FFU	22 Heathpark Drive, Windlesham, Surrey, GU20 6JB	FPA

	<p>Erection of a single storey rear extension with roof lights following demolition of existing conservatory, front porch extension, internal alterations throughout and changes to fenestration.</p> <p>No Objection</p>	
23/0642/FFU	<p>2 Heydon Cottage, Church Road, Windlesham, Surrey, GU20 6BL Replacement of the existing windows to match windows previously approved by the LPA for the new extension (Application Ref: PP-11420161)</p> <p>Comment</p> <p>This dwelling is one of a pair of attractive semi-detached period properties within a conservation area and the Green Belt.</p> <p>Whereas SHBC has approved the proposed windows for the extension, we are unsure whether it has been agreed that they should also be fitted in the original dwelling. The drawings forming part of this, and the main application suggest that the new windows are different in style to those in the original dwelling, having a more modern appearance with larger panes of glass.</p> <p>Windlesham Parish Council supports SHBC to ensure that any replacement windows installed in the original part of the dwelling will not detract from the overall design and appearance of the property and also to ensure that there is symmetry with the neighbouring semi (as they are being developed as a pair).</p>	FPA
23/0644/FFU	<p>Cherry Tree Cottage, School Lane, Windlesham, Surrey, GU20 6EY Erection of a single storey and two storey side and rear extension, with roof lights and internal alterations.</p> <p>No Objection</p>	FPA
23/0661/FFU	<p>69 And 71, Chertsey Road, Windlesham, Surrey Erection of first floor rear extension.</p> <p>No Objection</p>	FPA
23/0660/FFU	<p>72 Chertsey Road, Windlesham, Surrey, GU20 6HP Single storey rear extension.</p> <p>No Objection</p>	FPA
23/0581/FFU	<p>St Margarets, Woodlands Lane, Windlesham, Surrey, GU20 6AS Erection of nine dwellings following demolition of existing dwelling.</p> <p>OBJECTION</p> <p>Members objected to the application for the following reasons:</p> <ul style="list-style-type: none"> • Unsustainable development • Increased pressure on transport and infrastructure • Inadequate parking • Impact on local ecology and wildlife • Removal of trees and vegetation 	FPA

	Please see the full Council response attached.	
23/0716/FFU	<p>Hill Cottage, Rectory Lane, Windlesham, Surrey, GU20 6BW Erection of single storey rear extension following demolition of existing rear Kitchen, conservatory and cloakroom extension.</p> <p>Comments – Members noted that previously the Windlesham Parish Council submitted a response of no objection. However, the Council supports SHBC in protecting the Green Belt. Therefore, it is requested that SHBC considers whether the proposed increase at ground floor level represents inappropriate development in the Green Belt.</p>	FPA

There being no further business, the meeting closed at 11:25

23/0581/FFU: St Margarets, Woodlands Lane, Windlesham, GU20 6AS: Erection of nine dwellings following demolition of existing dwelling

OBJECTION to be made for the following reasons.

Unsustainable development

- The Windlesham Neighbourhood Plan (WNP) forms part of the SHBC Local Plan and must be considered in relation to planning applications for Windlesham.
- Policy WNP1.1 of the WNP states that planning applications for new housing developments will only be supported if they are consistent with the appropriate rate of development for Windlesham estimated at a maximum of 50 dwellings for the period of the WNP (2018-2028).
- Planning permission has already been granted for approximately three times this number of dwellings at Heath Park Woods, Broadley Green and Twelve Oaks and applications have been submitted for the neighbouring sites of The Ferns (7) and Land east of St Margarets (20). This does not represent a sustainable rate of development and conflicts with the WNP.
- The development at Heath Park Woods was only permitted on appeal due to the inability of SHBC to demonstrate adequate housing supply. This is no longer the case and so there is no longer a need to release Policy H8 (housing reserve site) land.
- Policy SS1 of the SHBC draft Local Plan recommends that future development should be focussed on the west of the Borough (rather than the more rural east) to support SHBC's sustainability aims.

Transport and infrastructure

- It is inevitable that these nine dwellings will create additional traffic and a further access point on a busy stretch of Woodlands Lane.
- This development should be viewed in the context of the various approved and proposed developments along Woodlands Lane, all in close proximity, each requiring an access point onto Woodlands Lane and all generating traffic.
- There are safety issues as children walk and cycle along Woodlands Lane to Valley End school. Residents have expressed concern about vehicles speeding on this stretch of road and about finding it difficult to cross the road, especially with prams, children and dogs.
- This development would create further pressure on the village infrastructure in Windlesham. There are limited essential shops in the village centre and most residents drive to work, supermarkets, the GP surgery and railway stations at Sunningdale and Bagshot. There is a bus service but it is infrequent and realistically, could not be used to support most jobs.

Inadequate parking

- The WNP requires three car parking spaces for dwellings of three bedrooms or more (which applies to all nine of these proposed dwellings).
- Eight of the houses include the garage as a parking space and all incorporate tandem parking in front of the garage (except plot 9 which has no garage). Five of the plots (2, 3, 6, 7 and 8) have three parking spaces in tandem (including the garage), which is inconvenient as cars would have to be shuffled around regularly. There is no additional guest parking for the site. These arrangements are cramped and likely to lead to cars being parked on the access road.

Impact on local ecology and wildlife

- The Ecological Report dated May 2023 prepared by AA Environmental Ltd states that “There are no records of protected species located on or adjacent to the site” (cl 3.4). However, this is not correct. A brown long eared bat roost has been found in the neighbouring property, The Ferns. A planning application has also been submitted for The Ferns and evidence of bats is described in the Preliminary Ecological Appraisal (April 2023) for The Ferns (ref 23/0486/FFU).
- Table 1 at point 3.6 of the Ecological Report for this property sets out data held by the Surrey Biodiversity Information Centre. It contains a long list of European Protected Species, Protected Species and Priority Species within 2 km of the site. This includes 3 species of bat (within 70 metres of this site), slow worms, grass snakes and stag beetles within 0.5km and numerous other birds, bat species, snakes, lizards, insects and amphibians within 2km. The slow worms were located in the field across the road (point 3.18).
- Wildlife does not respect site boundaries and it seems highly likely that some of these animals use and/or pass through this site.
- As far as wildlife is concerned, this proposal should be considered in the context of its proximity to the other developments which already have planning permission or are seeking it. Individually, and in combination, they represent a significant loss of animal habitat. Surrey Wildlife Trust have provided a detailed report for the neighbouring property of The Ferns, which recommends a cumulative impact assessment as being appropriate in view of the multiple local developments.

Removal of trees and vegetation

- The removal of trees and vegetation is a concern in terms of the impact on wildlife and on the health and wellbeing of the residents of Windlesham.
- This is a sensitive location due to the large number of trees which will be felled for the Heath Park Woods development. These trees form a natural barrier against air and noise pollution from the M3 motorway.
- This site is very close to the M3 and consequently traffic noise is an issue. The Planning Statement (5.13) refers to a Noise Impact Assessment and quotes from it, but this Noise Impact Assessment has not been made available as part of the application.
- Appendix 1 of the Arboricultural Impact Assessment dated May 2023 prepared by dpa Arboricultural Consultants shows that this proposal would involve the removal of a significant number of trees, 43 in total, many of them middle aged or mature. Of these 43 trees selected for removal, 11 are mature and 20 are middle aged/mature.
- Part of this site, and indeed the whole of the surrounding Heath Park Woods area, is subject to a Tree Preservation Order as protected woodland. 23 of the trees selected to be removed are protected trees covered by the Tree Preservation Order (TPO 7/10), including 3 mature trees and 11 middle aged/mature trees.
- The SHBC draft Local Plan commits SHBC to ensure that trees, hedgerows and woodlands are protected (Policy DH5). It is envisaged that any future development should only involve the felling of trees if there are “exceptional and demonstrable public benefits”, which have not been set out in this case. The SHBC draft Local Plan also commits SHBC to ensure that the potential for green infrastructure and biodiverse habitats are increased (Policies IN5, E2 and E3).
- There is also a concern about the potential for flooding on this site and in the Woodlands Lane area in general, due to the substantial number of new homes which have been approved or are seeking approval (over 160). The removal of these trees and vegetation on this scale and subsequent increase in hard standing must increase water run-off and exacerbate this issue. This is of particular concern due to the proximity to the M3, which could be impacted by any flooding.

