



**Windlesham Parish Council**

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

Held on Wednesday 10<sup>th</sup> January 2024 at All Saints' Church Hall, Broadway Road, Lightwater

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

**In attendance:** Sarah Wakefield- Assistant Clerk  
 Cllr White took the Chair

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

		Action
PLAN/23/122	<b>Apologies for absence</b>  No apologies for absence	
PLAN/23/123	<b>Declarations of interest</b>  Cllr Willgoss & Cllr White declared a non-pecuniary interest in application number 23/1264/NOT as they are known to the applicant.	
PLAN/23/124	<b>Public question time</b>  No public were present.	
PLAN/23/125	<b>Exclusion of the press and public.</b>  There were no matters to be dealt with after exclusions to the press and public.	
PLAN/23/126	<b>To consider planning applications and planning appeals received prior to this meeting:</b>	

	<b>Bagshot Applications</b>		
23/1239/FFU	<p><b>Longacres Nursery, London Road, Bagshot, Surrey, GU19 5JB</b>  Re-provision and extension to cafe seating area and re-provision of plant and display area following the demolition/removal of existing cafe extensions and polyhouse.</p> <p><b>Objection for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>The committee felt the proposed extension is an over development of an already busy site.</b></li> <li>• <b>The applicant has given insufficient special circumstances to further develop on greenbelt land.</b></li> <li>• <b>The Committee are concerned further development of the site will impact local businesses in the village of Bagshot.</b></li> <li>• <b>The Committee also commented that the additional development could put further strain on an already busy car park.</b></li> </ul>	FPA	15 <sup>th</sup> January 2024
23/1210/PMR	<p><b>Solstrand Station Road Bagshot Surrey GU19 5AS</b>  Application to vary condition 2 (plans) of planning permission 21/1176/FFU (Demolition of existing dwelling and all associated buildings and structures and erection of 3 detached three bedroom dwellings with associated car parking, refuse storage and collection point and landscaping) to allow alterations internal and external to plot 3.</p> <p><b>No objection.</b></p>	Relaxation/Mo dification	Not Available
	<b>Lightwater Applications</b>		
23/1240/CES	<p><b>10 Deer Leap Lightwater Surrey GU18 5PF</b>  Certificate of lawfulness (proposed) for the proposed erection of a single storey rear extension following demolition of existing conservatory and part garage conversion.</p> <p><b>No objection.</b></p>	Certificate Proposed Development	Not available
23/1262/DTC	<p><b>36 Curley Hill Road Lightwater Surrey GU18 5YH</b>  Submission of details to comply with condition 6 (CEMP) and condition 8 (SuDs) attached to planning permission 23/0402/FFU for the demolition of existing dwelling and construction of a replacement 5 -bedroom dwelling with associated landscaping.</p> <p><b>The Committee noted the details to comply but also asked that all details submitted by the applicant are scrutinised by SHBC.</b></p>	Details to comply	17 <sup>th</sup> January 2024

23/1267/DTC	<p><b>Windsor 1 Catena Rise Lightwater Surrey GU18 5RD</b>  Submission of details to comply with condition 6 (Transport Management Plan) and 8 (Drainage) attached to planning permission 22/1086/FFU for the erection of a detached dwelling with associated parking.</p> <p><b>The Committee noted the details to comply.</b></p>	Details to comply	18 <sup>th</sup> January 2024
<b>Windlesham Applications</b>			
23/1264/NOT	<p><b>West Ridge New Road Windlesham Surrey GU20 6BJ</b>  Notification under Class B Of Part 9 Of Schedule 2 Of The Town And Country Planning (General Permitted Development) Order 2015 for Construction of compound.</p> <p><b>The Committee had the following Comments:</b></p> <p><b>The Committee understand these works are being carried out under a General Permitted Development Order issued on behalf of the Secretary of State for Transport. The works consisting of the creation of a construction compound by Balfour Beatty on behalf of National Highways to enable the latter to construct new safety refuges on the M3 Smart motorway.</b></p> <p><b>The Committee request that SHBC makes the following stipulations to protect Windlesham and surrounding villages from site traffic:</b></p> <ul style="list-style-type: none"> <li>• <b>No access for lorries and the minimisation of any other traffic movement of vehicles to and from the site through Windlesham, Bagshot, Chobham and other local villages - vehicles should use junction 3 of the M3 to enter and leave the motorway</b></li> <li>• <b>Regular cleaning of New Road and removal of construction debris from the road for safety, with any damage to road surfaces rectified</b></li> <li>• <b>The minimisation of hard standing laid in the compound to prevent additional run off as New Road already floods extensively during heavy rain</b></li> <li>• <b>On completion of the works, removal of any hard standing and return of the compound to its original state to reduce the risk of flooding along New Road</b></li> <li>• <b>The Committee request to see the applicants traffic management plan</b></li> </ul>	Notification	Not available

23/1279/FFU	<p><b>95 Chertsey Road Windlesham Surrey GU20 6HU</b> Erection of part single part two storey side extensions following demolition of existing garage and rear structure. Erection of front dormer, alterations to front porch and fenestrations.</p> <p><b>Objection for the following reasons: SHBC refused planning permission for a similar side and rear extension in June 2023 (23/0453/FFU). The Committee support SHBC's position.</b></p> <p><b>The applicant has made some alterations to the design and scale of the proposed changes to the rear of the property. In particular, the proposed new first floor rear master bedroom suite is reduced in size and the extension appears less dominant from the rear.</b></p> <p><b>However, the proposed ground floor extensions (which are sizeable) and the appearance from the front (and thus the street scene) are very similar to the previous application. There is still a loss of space around the property, especially the side. The demolition of the garage and resultant loss of parking are also a concern to us.</b></p> <p><b>Determining factors in SHBC's ruling were the "combined scale and mass of the proposed development" resulting in a "dominant addition to the host dwelling" and the "unacceptable loss of space about the property closing the gap between the application site and No97". These factors remain a concern in this new application.</b></p>	FPA	30 <sup>th</sup> January 2024
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**There being no further business, the meeting closed at 11:32**