



**Windlesham Parish Council**

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The Council Offices  
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 GU18 5RG

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

Held on Wednesday 13<sup>th</sup> March 2024 at All Saints' Hall, Church 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:** Jo Whitfield – Clerk to the Council  
 Cllr White took the Chair

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

		Action
PLAN/23/145	<b>Apologies for absence</b>  There were no apologies for absence.	
PLAN/23/146	<b>Declarations of interest</b>  Cllr Marr declared a non-pecuniary interest in application 24/0178/SCR due to her attendance at a public exhibition regarding the development, her attendance at a Windlesham Neighbourhood Plan Review working group meeting where a member mentioned and subsequently e-mailed regarding the development and due to her being a former Windlesham Society committee member, standing down on 8 <sup>th</sup> January 2024.  Cllr Richardson declared a non-pecuniary interest in application 24/0178/SCR due to her attendance at two public exhibitions regarding the development.  Cllr White declared a non-pecuniary interest in application 24/0178/SCR due to her attendance at a public exhibition regarding the development.	
PLAN/23/147	<b>Public question time</b>  No members of the public were present.	

<b>PLAN/23/148</b>	<b>Exclusion of the press and public.</b>  There were no matters to be dealt with after exclusions to the press and public.	
<b>PLAN/23/149</b>	<b>To consider responding to the ‘Strengthening planning policy for brownfield development’ consultation.</b>  <b>Members unanimously resolved to respond to the consultation.</b>  Members agreed to send their answers to consultation questions 1-10 to the Assistant Clerk by 22 <sup>nd</sup> March so a response can be submitted by 26 <sup>th</sup> March. Members also suggested the consultation should be added to the planning board at the upcoming APM for public opinion.	<b>All Committee Members &amp; Assistant Clerk</b>
<b>PLAN/23/150</b>	<b>To consider planning applications and planning appeals received prior to this meeting:</b>	

	<b>Bagshot Applications</b>	
24/0159/FFU	<b>Jacks Fish And Chips, 3A Half Moon Street, Bagshot, Surrey, GU19 5AL</b> Erection of a single storey rear extension, new garage following removal of existing garage, raising the roof for additional storage space, installation of roof lights, changes to fenestration and internal alterations.  <b>No objection</b>  <b>Members would like to support the planning officer comments that the building is not used for habitable accommodation and is renovated in a sympathetic way.</b>	FPA
24/0179/CES	<b>April Cottage 2 Connaught Road Bagshot Surrey GU19 5EL</b> Certificate of lawfulness (proposed) for the proposed garage conversion.  <b>Members noted that this application has already been approved.</b>	Certificate Proposed Development
	<b>Lightwater Applications</b>	
24/0136/FFU	<b>99-101, Guildford Road, Lightwater, Surrey, GU18 5SB</b> Development of site to provide 21no. Dwellings with associated access, hardstanding, landscaping and parking.  <b>Objection for the following reasons:</b>  <ul style="list-style-type: none"> <li>• <b>Over development in the centre of the village.</b></li> </ul>	FPA

	<ul style="list-style-type: none"> <li>• <b>Parking issues.</b></li> <li>• <b>Concerns that the development overlooks onto residential properties on Grasmere Road causing a loss of privacy for these houses.</b></li> </ul>	
24/0180/FFU	<p><b>10 Deer Leap, Lightwater, Surrey, GU18 5PF</b> Garage Conversion to provide habitable accommodation and storage.</p> <p><b>No objection</b></p>	FPA
24/0187/FFU	<p><b>10 Barnett Lane, Lightwater, Surrey, GU18 5LE</b> Erection of a single storey rear extension following demolition of existing conservatory.</p> <p><b>No objection</b></p>	FPA
24/0189/FFU	<p><b>Westfield, 14 Broadway Road, Lightwater, Surrey, GU18 5SJ</b> Erection of single storey rear extension following demolition of existing conservatory and associated internal alterations.</p> <p><b>No objection</b></p>	FPA
24/0190/FFU	<p><b>19 Junction Road, Lightwater, Surrey, GU18 5TQ</b> Erection of single storey front porch and first floor side extension. Addition of roof light on first floor and associated internal alterations.</p> <p><b>No objection</b></p>	FPA
24/0160/FFU	<p><b>78 Broom Field, Lightwater, Surrey, GU18 5QW</b> Erection of a two-storey side extension to include a new garage to the front of the property, and conversion of existing garage to habitable accommodation.</p> <p><b>COMMENT</b> as follows:</p> <p><b>Members were concerned that the proposed extension is in very close proximity to the neighbour's property.</b></p>	FPA
<b>Windlesham Applications</b>		
24/0148/FFU	<p><b>Pond Cottage, Chertsey Road, Windlesham, Surrey, GU20 6HT</b> Erection of a two-storey replacement dwelling house with basement following demolition of existing dwelling and garage.</p> <p><b>COMMENT</b> as follows: <b>We understand that this application is identical to planning permission 20/1107/FFU, which was granted, and that this application has been submitted to extend the time period within which the works must commence (by 5 May 2024). If this permission is granted, we request that the applicant is required to commence the works within a shorter period than the 3 years which was previously granted, bearing in mind the reason behind the original 3 year period was "to prevent an accumulation of unimplemented planning permissions."</b></p>	FPA

24/0178/SCR	<p><b>Land At Snows Ride Windlesham Surrey</b> Request for a screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for the development of the site for 187 new dwellings (comprising up to 154 Integrated Retirement Community Units Use Class C2, 10 self-build plots.</p> <p><b>COMMENT</b> as follows:  <b>An Environmental Impact Assessment should be undertaken for the following reasons.</b>  <b>The applicant accepts that the proposed development falls within Category 10b(ii) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This is on the basis that the development includes more than 150 dwellings. The proposal must therefore be screened by SHBC to determine whether an Environmental Impact Assessment is required.</b>  <b>The site covers approximately 16.3 hectares. It seems possible (although it is unclear to us) that the development might also meet the applicable thresholds and criteria of Category 10b(i) – defined as a development which “includes more than 1 hectare of urban development which is not dwellinghouse development” and/or Category 10b(iii) – which applies where the “overall area of the development exceeds 5 hectares.” The applicant states that “the exact size and quantum of development is not yet known”. This needs to be clarified as it is difficult to determine the environmental impact of a development without knowing the size.</b>  <b>The <u>size</u> of a development is a significant factor and is the first of the screening criteria listed in Schedule 3 of the EIA Regs. This is a major development in terms of housing numbers and associated facilities.</b>  <b>Due to the large number of dwellings, the development would generate significant increased <u>traffic</u> on surrounding roads, in particular the A30, which suffers from congestion.</b>  <b>The <u>cumulative impact</u> of the development (which is referred to by the applicant) needs to be considered, in conjunction with the applications for up to 135 homes at Grove End, Bagshot and 116 dwellings at Heathpark Wood, together with other smaller proposed developments along Woodlands Lane. Cumulative impact is mentioned twice in the screening criteria in Schedule 3.</b>  <b>This is <u>Green Belt</u> land which is currently undeveloped and used for grazing horses. It is, therefore, a sensitive location for keeping land open and preventing the merger of settlements. Consideration should also be given to the potential for increase in <u>noise</u> and loss of tranquility.</b>  <b>Environmental sensitivity and existing land use are screening criteria within Category 2 of Schedule 3.</b>  <b>This is an undeveloped site comprising grass and woodland and proper consideration needs to be given to <u>biodiversity</u> and to ascertaining whether there could be any established protected, important or sensitive species of flora or fauna on the site, which could be negatively impacted by the</b></p>	SREENING

	<b>development. Natural resources, including biodiversity are screening criteria (Category 2(1)(b) of Schedule 3).</b>	
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**There being no further business, the meeting closed at 11:33**