



Windlesham Parish Council

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

Held on Wednesday 27th February 2024 at St Anne's Church Centre, 43 Church Road, Bagshot.

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/23/140	Apologies for absence There were no apologies for absence.	
PLAN/23/141	Declarations of interest Cllrs Marr and Richardson declared a non-pecuniary interest in application number 24/0137/FFU, noting that the applicant is well known to them. Cllr White also noted that the applicant was known to her.	
PLAN/23/142	Public question time No members of the public were present.	
PLAN/23/143	Exclusion of the press and public. There were no matters to be dealt with after exclusions to the press and public.	
PLAN/23/144	To consider planning applications and planning appeals received prior to this meeting:	

	Bagshot Applications	
	No Applications	
	Lightwater Applications	
24/0158/FFU	<p>14 Curley Hill Road, Lightwater, Surrey, GU18 5YG Erection of a two-storey front extension, a single storey rear extension with roof terrace over, an additional storey with accommodation in the replacement roof, changes to fenestration, internal alterations, creation of an outdoor pool and patio, with associated landscaping and levelling.</p> <p>Objection</p> <p>Members objected to the height, bulk and mass of the proposed development and believe that this is overdevelopment of the site. Members noted that it was not in keeping with the street scene. Concerns were also raised that a bungalow would be lost and replaced with a 3-storey house, which is not in keeping with the Lightwater Design statement.</p> <p>Finally, Members requested that SHBC officers consider the impact this development will have on the woodland behind the property.</p>	FPA
24/0122/DTC	<p>39 Colville Gardens Lightwater Surrey GU18 5QQ Submission of details to comply with condition 2 (paint) attached to planning permission 23/0955/FFU for the erection of a new retaining wall and fence to the sides and rear. (Retrospective).</p> <p>No Objection</p>	DTC
	Windlesham Applications	
24/0106/FFU	<p>Windlesham South Service Station, London Road, Windlesham, Surrey, GU20 6PJ Creation of charging zone, erection of EV chargers, erection of canopy, sub-station enclosure and associated forecourt works.</p> <p>The committee commented as follows:</p> <p>The previous application for this site (23/0561/FFU) has been withdrawn. WPC objected to the jet washing equipment in the previous application and also the location of the electrical substation. This application no longer includes jet washing equipment and the substation has been relocated.</p> <p>The Committee requested that the trees and hedges, which form a natural barrier for neighbouring properties, be retained and protected.</p>	FPA
24/0130/FFU	<p>2 Poplar Avenue, Windlesham, Surrey, GU20 6PL Single storey extension and alterations to existing outbuilding to form a single storey dwelling with associated parking and works following demolition of existing outbuildings.</p>	FPA

	<p>Objection</p> <p>The committee raised the following objections:</p> <p>This application is for the creation of a 2-bedroom single storey house at the end of the rear garden of 2 Poplar Avenue. It would involve the demolition of an existing outbuilding, currently used as a gym, and also the extension of an existing studio, both in the rear garden of 2 Poplar Avenue. It is proposed that access would be achieved via Poplar Avenue by demolishing the existing garage at the rear of 1 Poplar Avenue.</p> <p>It is not clear whether the proposed dwelling would be used as ancillary to 2 Poplar Avenue as a type of annexe, perhaps for housing-dependent relatives, or would be a separate dwelling which could be sold or rented out. This needs to be clarified.</p> <p>This type of infilling in a back garden is not typical of the area and would have an adverse effect on the character of the area, which is a material consideration for planning purposes. The neighbour at 3 Poplar Avenue has also raised issues of loss of privacy and light, which are also material considerations. Proper consideration needs to be given to any impact on trees, especially the large oak.</p> <p>It is also contrary to the Windlesham Neighbourhood Plan. Policy WNP2.1 states that new housing developments/extensions should “respond positively to and protect the built and natural character features of their setting within Windlesham Village.” This includes maintaining the established density and in particular, the style and pattern of separation between buildings and width of building frontages.</p> <p>The Planning Statement says that there is sufficient parking for 4 cars on the existing drive and hard standing. This should be checked against the requirements of Windlesham Neighbourhood Plan policy for parking space size (WNP4.1).</p> <p>It is unclear whether planning permission was required or obtained for the studio which is to be extended.</p>	
24/0137/FFU	<p>Greenacre, Broadway Road, Windlesham, Surrey, GU20 6DA Erection of a detached car port.</p> <p>Comment</p> <p>Members raised concerns that this development is within the Greenbelt and may not qualify for special circumstances.</p>	FPA

There being no further business, the meeting closed at 18:55