



Windlesham Parish Council

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The Council Offices
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MINUTES OF A MEETING OF WINDLESHAM PARISH COUNCIL'S PLANNING COMMITTEE

Held on Wednesday 8th January 2025 at 11:00am at All Saints' Church Hall, Broadway Road, Lightwater

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

In attendance: Sarah Wakefield- Assistant Clerk

Mr & Mrs Ozgul- Lightwater Residents

2 x Representatives from Persimmon Homes

Cllr Stevens took the Chair

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

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		Action
PLAN/24/68	Apologies for absence Apologies were received and accepted from Cllr Richardson.	
PLAN/24/69	Declarations of interest No Declarations of Interest.	
PLAN/24/70	Public question time Mr and Mrs Ozgul provided the following comments regarding application no. 24/1195/FFU: Mr and Mrs Ozgul confirmed that they had submitted a copy of their objection letter (also available on the SHBC website) to the Parish Office	

	<p>for circulation to the committee. They added, that in their opinion, the proposed garage is positioned very close to the trees, which could lead to their eventual decline and create potential issues for the neighbouring property. They noted that, to their knowledge, no representative from the SHBC Planning Department had visited the site.</p> <p><i>It was unanimously agreed to move application no. 24/1195/FFU up the agenda to allow Mr and Mrs Ozgul to leave the meeting following its discussion.</i></p>	
PLAN/24/71	<p>Exclusion of the press and public.</p> <p>There were no matters to be dealt with after exclusions to the press and public.</p>	

	Lightwater Applications	
24/1195/FFU	<p>The Old Haveli, 92A Guildford Road, Lightwater, Surrey, GU18 5RP Erection of a detached garage on a new concrete base.</p> <p>Objection for the following reasons:</p> <ul style="list-style-type: none"> • In members' opinion, the arboricultural report provided does not adequately demonstrate that no harm to the protected trees would be occasioned by the proposed development. • In members' opinion the sunlight calculations included in the Planning, Design & Access Statement do not adequately address the light and privacy concerns of the next-door neighbours. <p>Additionally, members recommended that a Lightwater SHBC Councillor be asked to call in the application for review by the SHBC planning committee, along with a site visit.</p>	FPA
	Bagshot Applications	
24/1240/ADV	<p>The Cedars, 2 High Street, Bagshot, Surrey, GU19 5AE Application for advertisement consent for the display of one aluminium post sign.</p> <p>Objection for the following reasons:</p> <ul style="list-style-type: none"> • The proposed sign is considered out of keeping with the character of the property due to its height and bulk. • As the building is located within a conservation area, it is recommended that the colours used on the signage be more subtle to align with the area's character. • Members acknowledge the need for business signage but suggest relocating the sign to the gate, which would provide a lower and less intrusive placement. 	Advert

24/1236/CES	Chestnut Cottage Dukes Covert Bagshot Surrey GU19 5HU Certificate of lawfulness for the proposed erection of a single storey side extension and two storey rear extension. Members have questioned if the proposed development falls within the 30% allowance for permitted development rights. Members also asked that a condition be imposed to ensure the property remains as single occupancy.	Certificate Proposed Development
	Lightwater Applications	
24/1201/FFU	140 Guildford Road, Lightwater, Surrey, GU18 5RW Erection of a single storey side and rear extension. No objection	FPA
24/0885/CES	Lightwater Country Park The Avenue Lightwater Surrey GU18 5RG Certificate of lawfulness for the proposed erection of a adult playground. Members noted that there is insufficient information available to make an informed decision.	Certificate Proposed Development
24/1269/FFU	207 Guildford Road, Lightwater, Surrey, GU18 5RB Proposed extension of existing vehicle crossover kerb drop width. No objection	FPA
24/1249/FFU	8 Turnville Close, Lightwater, Surrey, GU18 5UA Erection of a part single/ part first floor side and rear extension following demolition of existing conservatory and conversion of garage into habitable accommodation with internal alterations and changes to fenestration. No objection	FPA
24/1277/FFU	111 Macdonald Road, Lightwater, Surrey, GU18 5YA Garage conversion including installation of new bay window, changes to fenestrations and internal works. No objection	FPA
24/1239/GPT	Telecommunications Mast, Blackstroud Lane East, Lightwater, Surrey Notification under the Electronic Communications Code Regulations for the installation of three antennas, removal and replacement of one cabinet and all ancillary work. The Application was noted by the committee.	General Permitted Telecoms
24/1264/CES	29 Keswick Drive, Lightwater, Surrey, GU18 5XE Certificate of lawfulness for the proposed erection of a single storey side extension with internal alterations. No objection	Certificate Proposed Development

	Windlesham Applications	
24/0406/DTC	<p>Heathpark Wood, Heathpark Drive, Windlesham, Surrey Submission of details to comply with condition 20 (submission of updated bat and dormouse surveys) attached to reserved matters approval 20/0318/RRM dated 5 April 2024.</p> <p>*WPC responded to this application in October 2024, but are asked to review the above revisions and invited to provide further comments.</p> <p>Member agreed to no objection, subject to SHBC confirming the position regarding the dormouse surveys. They also agreed to comment as follows: WPC has previously commented on this application. It is our understanding that Condition 20 relates only to bats and dormice and not to other flora or fauna. The condition requires updated bat and dormouse surveys to be submitted to SHBC prior to the removal of trees on site, the submission of compensation/mitigation measures to SHBC for written approval and the implementation of the measures. The revised LEMP dated November 2024 states (point 2.9) that "updated dormouse surveys were undertaken, and as previously recorded, no evidence of dormouse was observed." Dormouse surveys were undertaken between April and November 2022 (reported in the February 2023 version of the LEMP). It is unclear to us whether and when any further dormouse surveys have been undertaken since 2022. We rely on SHBC to confirm the position. Regarding bats, the Ecology Technical Update dated November 2024 confirms that bat tree assessments/surveys were carried out in June, September and October 2024 and that no evidence of bats or bat droppings was found. However, we share the concerns of the Surrey Wildlife Trust and support the suggested approach of carrying out further surveys and protecting, as necessary, any trees with maternity bat roosting potential during the relevant bat maternity period.</p>	Details to Comply
24/0867/DTC	<p>Heathpark Wood, Heathpark Drive, Windlesham, Surrey Submission of details to comply with conditions 10 (land contamination), 11 (land contamination remediation scheme) and 14 (land contamination remediation monitoring and maintenance scheme) pursuant to outline planning permission 15/0590 allowed on appeal dated 26 July 2017.</p> <p>Amendment: Please note Phase 1 Study and Site Reconnaissance Report received 17/12/2024</p> <p>Members agreed to comment as follows: WPC has previously commented on this application on 25 September 2024. An additional report has been submitted (Phase 1 Study and Site Reconnaissance Report). It is very long, detailed and of a technical nature and we rely on the expertise of SHBC to interpret the report and ensure that it meets requirements. It is noted that the report was prepared some time ago (it is dated 7</p>	Details to Comply

	August 2020) and it is unclear to us why it has been submitted at this stage as part of this application.	
24/1199/DTC	<p>Heathpark Wood, Heathpark Drive, Windlesham, Surrey Submission of details pursuant to Condition 12 of outline planning permission 15/0590 relating to details of ground contamination remediation.</p> <p>Members agreed to comment as follows: This condition requires the submission of a verification report demonstrating the effectiveness of the remediation scheme to remove ground contamination on site. The Validation Certificate issued by Ground and Water Limited dated 4 December 2024 states that they undertook a site visit on 20 November 2024 and established that the potentially impacted soils had been removed from the identified contamination hotspot just north of the existing field gate on Woodlands Lane. The Validation Certificate is detailed and of a technical nature and we rely on the expertise of SHBC to ensure that it meets requirements, and to issue written approval in accordance with Condition 12.</p>	Details to Comply
24/1265/FFU	<p>11 Ramsay Road, Windlesham, Surrey, GU20 6HS Erection of a single storey side extension with rooflights, part conversion of front lobby into habitable accommodation, associated internal alterations, and changes to fenestration.</p> <p>No objection with the following comment: The part conversion of the front lobby and proposed side extension will affect the appearance of the front of the property and be visible from the roadside. It is stated on the Application Form that bricks, and roof tiles will match the existing ones. However, there is no mention of windows or doors. We request that SHBC ensure that all new windows and doors match the existing ones. The large triple doors on the extended open plan kitchen are a feature which is often located at the rear of a property, whereas in this case they are at the front and are therefore quite prominent. We request that SHBC ensure that they are sympathetic to the style of the house as appearance and design is a material planning consideration.</p>	FPA
24/1275/FFU	<p>1 Moor Place, Windlesham, Surrey, GU20 6JS Erection of a single storey side/rear extension with rendering to external walls.</p> <p>No objection with the following comment: It is our understanding from the proposed elevations diagrams that the rendering will be applied exclusively at ground floor level to the existing rear of the property and around the proposed extension and that no rendering will be applied to the front of the property.</p>	FPA

There being no further business, the meeting closed at 11:41