



Windlesham Parish Council

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GU18 5RG

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

Held on Tuesday 25th February at 6:30pm at St Anne's Church Centre, Church Road, Bagshot

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

In attendance: Joanna Whitfield- Clerk to the Council
1 Member of the Public

Cllr Stevens took the Chair

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

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		Action
PLAN/24/88	Apologies for absence No apologies for absence.	
PLAN/24/89	Declarations of interest None.	
PLAN/24/90	Public question time There were no questions raised.	
PLAN/24/91	Exclusion of the press and public No Exclusions to the press and public.	
PLAN/24/92	To consider planning applications and planning appeals received prior to this meeting:	

	Bagshot Applications	
25/0103/PMR	<p>Gloucester Hall , Gloucester Gardens, Bagshot, Surrey, GU19 5NU</p> <p>Variation of condition 4 (use) of application 18/0061 (which restricts the use of the premises to a sports therapy clinic/Pilates classes (formerly Use Class D1)) to permit a wider range of uses which would otherwise be permissible under use Class E(d) and E(e).</p> <p>Objection</p> <p>Members requested Surrey Heath Borough Council review the current planning conditions in relation to this development.</p> <p>Key Issues of concern:</p> <ul style="list-style-type: none"> • Environmental Health and Noise: The proposed development is likely to generate significant noise, which raises serious environmental health concerns. • Lack of Parking: The application does not address the critical issue of parking provision. The current proposal fails to ensure adequate parking facilities. 	Relaxation/Mo dification
25/0067/DTC	<p>The Cedars, 2 High Street, Bagshot, Surrey, GU19 5AE</p> <p>Submission of details to comply with condition 7 (Fencing details) and 8 (Roof Insulation) attached to planning permission 24/0499/FFU for External alterations works to existing office building and car park, including replacement windows, new entrance gates, fenestration changes, erection of cycle store, conversion of existing garage to bin store.</p> <p>Members noted that the committee had considered this application at their meeting held on the 12th February where the following response was submitted: ‘Members noted the submission details and are content to leave it to SHBC to confirm that all the requirements are met.’</p>	Details to comply
24/1173/FFU	<p>Land South West Of 1-6, South Farm Lane, Bagshot, Surrey, GU19 5NT</p> <p>Change of use of land for the creation of 2 Gypsy/Traveller pitches comprising the siting of 2 mobile homes, 2 touring caravans, and the erection of 2 utility blocks (total).</p> <p>Objection</p> <p>Members resolved to object to the proposed development, citing concerns over its location within the Green Belt and the lack of adequate safety considerations. The National Planning Policy Framework (NPPF) states that inappropriate development in the Green Belt should not be approved except in very special circumstances, which have not been demonstrated in this case. Additionally, the site's location raises safety concerns that remain unresolved. Given these issues, Members have requested that the Surrey Heath Borough Council (SHBC) Ward Councillor refer the application to the SHBC Planning Committee for further scrutiny.</p>	FPA

25/0104/CES	<p>26 Green Lane Bagshot Surrey GU19 5NL Creation of new vehicular access and associated engineering works to drop the kerb.</p> <p>No Objection</p>	Certificate Proposed Development
	Lightwater Applications	
25/0132/GPO	<p>Lightwater Country Park, The Avenue, Lightwater, Surrey, GU18 5RG Prior approval for Installation of a solar canopy for renewable energy generation.</p> <p>No Objection</p>	Prior Approval Order
25/0150/DTC	<p>Land At Wilds And Wheatlands, The Folly, Lightwater, Surrey Submission of details to comply with condition 4 (trees) attached to planning permission 24/1101/PMR for the erection of new entrance gates, boundary wall and fence.</p> <p>Members acknowledged the submission of relevant documentation, including the arboricultural report, and wish to express their agreement with the remarks made by the Tree Officer.</p>	Details to comply
25/0120/FFU	<p>29 Keswick Drive, Lightwater, Surrey, GU18 5XE Erection of a single storey side extension and conversion of garage into habitable space.</p> <p>No Objection</p>	FPA
	Windlesham Applications	
25/0004/FFU	<p>The Camp, Westwood Road, Windlesham, Surrey, GU20 6LS Retrospective application for the replacement and repositioning of single storey double garage.</p> <p>Members resolved NO OBJECTION with the following COMMENT:</p> <p>This is a retrospective application for the replacement of a double garage, destroyed by fire, by a smaller double garage slightly to the side of the original position. It is stated that the original garage formed part of a complex of outbuildings which also included a green house, log shed and tool shed. The greenhouse has also been replaced but does not seem to be included in this application.</p> <p>The Applicant has no plans or elevations diagrams for the previous buildings and no dimensions are given of the former garage or other structures. However, photographic evidence (of current and former buildings) and an aerial view have been supplied.</p>	FPA

	<p>The Applicant states that the footprint of the original collection of buildings was much larger than the new buildings and that the original double garage was much larger than its replacement.</p> <p>This is Green Belt land. The NPPF (December 2024) allows the replacement of a building provided it is in the same use and not materially larger than the one it replaces (Section 154(d)). The Regulation 19 Local Plan considers that an increase in volume of up to 15% will normally be considered acceptable (point 7.5).</p> <p>We rely on SHBC to make the necessary checks due to the unavailability of dimensions. However, the replacement garage is visibly smaller than the original. The new site is just to the side of the previous location and this repositioning seems to have no obvious impact on the openness of the Green Belt. Based on the evidence supplied, we feel that this application is acceptable.</p>	
25/0117/PMR	<p>Lavershot Hall, Flat 6 , London Road, Windlesham, Surrey, GU20 6LE</p> <p>Variation of condition 2 (approved plans) of application 24/0693/FFU To allow for minor fenestration changes and a modest increase in the size of the mansard.</p> <p>Members resolved OBJECTION for the following reasons:</p> <p>This property is situated in the Green Belt. Extensions to buildings in the Green Belt are not considered inappropriate provided they do not result in a disproportionate addition over and above the size of the original building (NPPF December 2024 Section 154 (c)). Increases of up to 30% are generally considered to be acceptable.</p> <p>Application 24/0693/FFU received consent for a mansard roof which would result in a 37.7% increase in floorspace and a 26.6% increase in volume. This new proposal would result in an increase in floorspace of 48.1% and a 32.75% increase in volume. In our view, this level of increase would result in a disproportionate addition, resulting in potential harm to the openness of the Green Belt.</p> <p>We also object to the replacement of two sets of windows with glazed doors, due to concerns of privacy for neighbours, particularly if they were to be used for access to the roof space.</p>	Relaxation/Mo dification
25/0119/FFU	<p>Field Number 9192, Highams Lane, Windlesham, Surrey</p> <p>Erection of four poly tunnels and installation of water tank.</p> <p>Members resolved: OBJECTION for the following reasons:</p> <p>The four polytunnels are very large, each measuring 14.63m long, 9.14m wide and 3.77m high. The CIL form confirms that they will result in new non-residential development covering an area of 535m². The resulting scale and dominance (material considerations for planning purposes) are out of keeping with the area. The site is currently an open field within the Green Belt</p>	FPA

	<p>which, as is noted in the Design and Access Statement (point 2.1) is surrounded by woodland.</p> <p>The appearance and design (material planning considerations) are semi-industrial and would have a negative impact on the character (also a material planning consideration) of the rural Green Belt surroundings. As noted in the Design and Access Statement (point 2.1), the site forms part of the larger estate for the house known as Oakwood, described as a substantial detached three-storey dwelling.</p>	
25/0122/FFU	<p>18 Chertsey Road, Windlesham, Surrey, GU20 6EP Proposed addition of dropped kerb.</p> <p>Members resolved to COMMENT as follows: There are concerns regarding the safety aspects of dropping this kerb. Chertsey Road is a busy B-road (B386) and the property is located in the centre of Windlesham village on a very busy and frequently congested stretch of the road within the contraflow arrangements. In addition, any vehicle would need to reverse into the parking space or out onto the road as there is insufficient space to turn a vehicle in the front garden.</p>	FPA
25/0099/FFU	<p>2 Hillside Cottages, Broadway Road, Windlesham, Surrey, GU20 6BY Erection of a first floor side extension, single storey rear link extension to existing outbuilding, conversion of existing outbuilding to habitable accommodation with single storey rear extension and associated works.</p> <p>Members resolved to COMMENT as follows: This property is located within the Green Belt. An extension or alteration to a building within the Green Belt is not considered inappropriate provided it does not result in a disproportionate addition over and above the size of the original building.</p> <p>We have no objection to the first-floor side extension, which provides a modest enlargement to the third bedroom over the ground floor hall and cloakroom.</p> <p>The other proposed works entail the conversion of an existing outbuilding into habitable accommodation for use as a gym, shower room and store, the addition of a garden room at the rear of this outbuilding and the connection of the outbuilding to the main house by means of a family/breakfast area.</p> <p>We request that SHBC carry out calculations to ascertain the increase in volume and floorspace. We are unsure whether the existing outbuilding should be included in these calculations. Increases of up to 30% are normally considered to be acceptable.</p>	FPA

25/0091/FFU	<p>Half Moon, Church Road, Windlesham, Surrey, GU20 6BN Erection of a retractable roof pergola structure with central glazed roof to replace the existing timber covered pergola and timber arbour to the rear beer garden terrace.</p> <p>Members resolved to COMMENT as follows: At the date of the WPC planning committee meeting, there are no comments from residents either for or against the application. As this is a significant application for a much-loved pub within the village, we ask that SHBC consider carefully any comments made by residents.</p> <p>The application would result in a significant increase in floorspace beneath the pergola structure, resulting in increased capacity for customers. Whilst we support local businesses and appreciate their contribution to the local economy, there are concerns that this could result in increased noise, especially late into the evening, and parked cars spilling out onto Church Road.</p> <p>This pub is situated within the Green Belt and a conservation area. The fields to the side and rear of the property are an intrinsically dark landscape and there is a concern that increased lighting could impact natural systems (in particular, nocturnal species). There are also residences nearby which could be affected. If approval is given, we ask that it should be subject to conditions regarding the timing of the lighting, particularly that it should be switched off at night.</p> <p>We feel that the appearance and design of the proposal are very functional and do not compliment the existing building, which is a building of interest with the conservation area.</p>	FPA
25/0056/FFU	<p>Woodhall Grange, Woodhall Lane, Sunningdale, Ascot, Surrey, SL5 9QW Erection of single storey garage extension and demolition of additional garage.</p> <p>Members resolved NO OBJECTION with the following COMMENT: If approved, a condition should be applied to ensure the extended garage is not used as residential accommodation. It should be retained within the curtilage of the host dwelling and no separate curtilage should be created. At no time should the garage building be sold, sub-let or rented out independently from the main dwelling.</p>	FPA
25/0130/GPT	<p>Telephone Pole Chertsey Road Windlesham Surrey Notification under Regulation 5 of the Electronic Communications Code Regulations 2017 for the erection of a wooden telecommunications pole (9 metre maximum height).</p> <p>Members resolved to COMMENT as follows:</p>	General Permitted Development Telecoms

	WPC notes the notification of the replacement for this telecommunications pole.	
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>Members resolved to COMMENT as follows: WPC has been given the opportunity to comment on these three conditions previously and has done so twice. We assume that these conditions have not yet been signed off by SHBC, although this is not completely clear to us.</p> <p>Over the last couple of months, a substantial haul road has been constructed on the SANG part of the site using waste materials, following the U1 exemption. The U1 certificate has been uploaded (MMP Appendix E) as part of this application.</p> <p>The U1 exemption allows designated waste materials to be used for certain purposes within the construction industry. Plastics are not included within the list of approved materials but are visibly present in significant quantities in the haul road. There is also a concern that other contaminants could be present which are not readily identifiable or visible to the naked eye.</p> <p>This is in contravention of the U1 certificate. The certificate states that for the operations to be exempt, they must be carried out without causing risk to water, air, soil, plants or animals or negatively affecting the countryside. Government Guidance issued by the Environment Agency also states that “you must make sure that your waste fits within the waste code and the description in the table.”</p> <p>We understand that the haul road will be removed when it is no longer needed. It must be ensured that this happens and that none of the material remains on the main part of the SANG site or is included within the noise bunds. There is a concern that in the meantime, soil and groundwater could potentially become irreversibly contaminated.</p> <p>From a planning perspective, we request that SHBC consider whether a further assessment is required, pursuant to Condition 10, to ascertain the nature and extent of the contamination which has been introduced on site, followed by any further action required pursuant to Conditions 10, 11 and 14. For the avoidance of doubt, we understand that both the area where the dwellings will be built and the SANG form part of the site (point 11 of the Appeal Decision dated 26 July 2017).</p>	Details to Comply

24/0630/DTC	<p>Heathpark Wood, Heathpark Drive, Windlesham, Surrey Submission of details to comply with conditions 6 (ground investigation), 8 (surface water management) and 19 (existing and proposed levels) pursuant to outline planning permission 15/0590 allowed on appeal dated 26 July 2017.</p> <p>Members resolved to COMMENT as follows: The documents submitted relate to drainage on the site and are of a highly technical nature. We rely on the expertise of SHBC to ensure that they meet requirements.</p>	Details to Comply
25/0126/CEU	<p>Foal Meadow, Woodlands Lane, Windlesham, Surrey, GU20 6AT Certificate of lawfulness for the commencement of planning permission 19/2146 for erection of first side extension and part single part two storey front and side extension, following demolition of existing conservatory.</p> <p>Members resolved to COMMENT as follows: A statutory declaration has been submitted by Mr Marcus Wainwaring, construction director, swearing that he witnessed the digging of a foundation trench at the property on 17 and 18 February 2023. Planning permission was granted on 19 February 2020, subject to a condition that works had to commence within 3 years. The Applicant submits that the digging of the trench constituted commencement of the works. We request that SHBC is satisfied that a certificate of lawfulness can be issued. A site visit might be required to view the trench.</p>	Certificate of Existing Use

There being no further business, the meeting closed at 19:10