



Windlesham Parish Council

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

Held on Wednesday 12th March 2025 at 11:00am at All Saints' Church Hall, Broadway Way, Lightwater

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

In attendance: Sarah Wakefield- Assistant Clerk
4 representatives from UCB Windlesham

Cllr Stevens took the Chair

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

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		Action
PLAN/24/93	Apologies for absence Apologies were received and accepted from Cllr Willgoss.	
PLAN/24/94	Declarations of interest Cllr White declared a non-pecuniary interest in application 25/0166/FFU as the applicant is a fellow SHBC councillor.	
PLAN/24/95	Public question time Four representatives from UCB provided a factual update on the construction at the UCB Windlesham site. They confirmed that a new timber structure is being built onsite to replace the original building, creating a sustainable, net-zero, and nature-connected facility. They also outlined the phased relocation to the new campus, beginning in August 2026 and reaching full occupancy by March 2027. During this period, up to 450 staff members will be onsite at a time, with over 600 parking bays available and shuttle buses operating from local train stations.	

PLAN/24/96	Exclusion of the press and public No Exclusions to the press and public.	
PLAN/24/97	To consider planning applications and planning appeals received prior to this meeting:	

	Bagshot Applications	
25/0155/CES	14 Broomsquires Road, Bagshot, Surrey, GU19 5NW Certificate of lawfulness for the extension to existing dropped kerb. No objection.	Certificate proposed Development
	Lightwater Applications	
25/0164/FFU	151 Ambleside Road, Lightwater, Surrey, GU18 5UN Erection of single storey rear extension and conversion of garage into habitable accommodation. No objection with the following comment: Members asked SHBC to ensure that that the increase in footprint is in line with the Local Planning Policy.	FPA
25/0196/FFU	37 Curley Hill Road, Lightwater, Surrey, GU18 5YQ Hip to gable roof extension and conversion of loft to provide first floor habitable accommodation with front and rear dormers. Changes to fenestrations and existing rear roof with inclusion of roof lights. No objection.	FPA
25/0206/DTC	99 - 101 Guildford Road, Lightwater, Surrey, GU18 5SB Submission of details to comply with condition 13 (Electric Vehicle charging) attached to planning permission 24/0136/FFU for Development of site to provide 21no. Dwellings with associated access, hardstanding, landscaping and parking. Members noted the submission and ask that SHBC officers make sure the details supplied meet the technical requirements of planning permission 24/0136 condition 13. Members specifically requested SHBC confirm that the charging points are for private use only and are connected directly to individual properties on the development.	Details to Comply
	Windlesham Applications	
25/0020/OUU	Land South Of Beach House, Woodlands Lane, Windlesham, GU20 6AP Outline application for the erection of 20 residential (Use Class C3) dwellings with new means of access off Broadley Green (all other	Outline

	<p>matters reserved). Demolition of existing dwelling at 1 Broadley Green.</p> <p>Objection for the following reasons:</p> <p>Background Members note that several planning applications have been submitted for this site. Outline permission has already been granted for the demolition of 1 Broadley Green to build 20 age-restricted (55+) residential dwellings (22/0935/OOU). The current outline application includes a new access route from Broadley Green and maintains the same layout and scale as the previous approval. However, it removes the age restriction and proposes a 50/50 split between affordable and market housing.</p> <p>Green Belt Land- The previous application argued that the development was not inappropriate in the Green Belt under the NPPF exception for limited affordable housing. However, this is not relied upon in the current application, likely due to the 50% market housing and removal of the age restriction. Instead, the applicant seeks to classify the site as grey belt land.</p> <p>Members disagree with this classification, as the site remains a field/paddock surrounded by trees and hedges, serving key Green Belt purposes: maintaining openness, preventing neighbouring settlements from merging and protecting the countryside (NPPF s43).</p> <p>Recent approvals in Windlesham, including Heathpark Wood (116 dwellings), The Ferns (7 houses), St Margaret's (9 houses), and Land East of St Margaret's (20 affordable units), have already urbanised the area. A major application for 154 retirement units at Snows Ride is also under consideration.</p> <p>With Green Belt land becoming increasingly valuable to the community and wildlife, reclassifying this site as grey belt would be inappropriate and undermine its purpose. Grey belt is defined (under its new definition) as not strongly contributing to purposes (a), (b) or (d) of NPPF para 143 (5 key purposes of Green Belt).</p> <p>Traffic- The previous outline planning permission (22/0935/OOU) was granted based on the assumption that the 20 units would be occupied by 55+ residents, many of whom would likely be elderly and drive less frequently. The current proposal, however, removes the age restriction for both affordable and market housing, likely attracting a younger demographic who will make more frequent car journeys for work, social activities, and transporting children.</p> <p>The proposed new access route is expected to increase traffic in the Woodlands Lane area more than the previous plan. This area is already impacted by several recently approved developments. Additionally, once the SANG for the Heathpark Wood development is completed, parking issues are likely to arise in Broadley Green and Woodlands Lane, as the SANG will not have dedicated parking.</p>	
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	<p>Density- The density of housing approved in the previous application was based on the premise that the dwellings would be occupied by residents in the 55+ bracket. We question whether this level of density would be suitable for families with children.</p> <p>We are concerned that the internal access road is a shared space for vehicles, cyclists and pedestrians (Transport Statement point 4.4.2). The absence of pavements could be dangerous for children playing and parents with prams. We feel that space should be allocated within the design for pavements, which could have an impact on the number of dwellings which could be built on the site.</p>	
25/0162/FFU	<p>Sunnyfield, Westwood Road, Windlesham, Surrey, GU20 6LT</p> <p>Erection of a two storey front/side extension forming a lift shaft and a replacement front porch with canopy.</p> <p>No objection.</p>	FPA
25/0166/FFU	<p>Vanya Cottage 1, Orchard Hill, Windlesham, Surrey, GU20 6DB</p> <p>Erection of raised decking to granny annexe. (Retrospective)</p> <p>Objection for the following reasons: WPC objected to the original application for this annexe, highlighting issues of scale and dominance and expressing a concern that the building could have a negative effect on the residential amenity of neighbours, reducing light and impacting privacy (24/0056/FFU). Planning permission was granted but the annexe has been constructed with raised decking which was not part of the original approval. Several immediate neighbours have objected, citing loss of privacy and loss of light and commenting that people can see directly into their houses and gardens from the raised decking. WPC objects on the basis of loss of privacy, which is a material planning consideration and asks that SHBC gives due consideration to the comments of neighbours.</p>	FPA
25/0159/GPT	<p>Telephone Base Station, Broadway Road, Windlesham, Surrey</p> <p>Notification under Regulation 5 of the Electronic Communications Code Regulations 2017 for the removal of existing 3 no. antennas and installation of 3 no. proposed antennas, removal of 1 no. existing cabinet and installation of 1 no. proposed cabinet, ancillary works General</p> <p>Comment as follows: WPC notes this notification and that it was decided on 5 March 2025, with SHBC raising no objections.</p>	Development Telecoms

There being no further business, the meeting closed at 11:47