



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 9th April 2025 at at 11:00am at All Saints' Church Hall, Broadway Way, Lightwater

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

In attendance: Joanna Whitfield- Clerk to the Council

Cllr Stevens took the Chair

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

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PLAN/24/103	Apologies for absence No Apologies were received
PLAN/24/104	Declarations of interest None
PLAN/24/105	Public question time Members acknowledged receipt of a resident's representation in relation to the appeal for planning application 24/1195/FFU, and confirmed that its contents would be duly considered during discussion of the item.
PLAN/24/106	Exclusion of the press and public No Exclusions to the press and public.
PLAN/24/107	To consider planning applications and planning appeals received prior to this meeting:

	Bagshot Applications	
24/0734/FFU	<p>32 Cedar Close Bagshot Surrey GU19 5AD Erection of a pair of semi-detached dwellings following demolition of existing dwellinghouse. APP/D3640/W/25/3362100</p> <p>Members resolved not to make any additional comments or modify/withdraw their previous representation.</p>	APPEAL
25/0303/CES	<p>Ridgeway Bridge Road, Bagshot Surrey GU19 5AR Certificate of lawfulness (proposed) for the proposed loft conversion with two side dormers.</p> <p>Members wished to raise the following concerns:</p> <p>Lack of On-site Parking Provision The proposed development has the potential to increase occupancy at the property without any clear indication of additional parking provision. Bridge Road and the surrounding area already experience parking pressures, and the intensification of residential use may exacerbate these issues.</p> <p>Conservation Area Query Members requested that Surrey Heath Borough Council confirm whether the site falls within a designated conservation area.</p> <p>Concerns About Overdevelopment The committee noted that the addition of side dormers represented a significant visual alteration to the roofline and overall massing of the property. This raised concerns that the scale of the proposed changes may result in an inappropriate overdevelopment of the site.</p> <p>Permitted Development Assessment Members felt that it was unclear from the documents whether the proposal fully complies with the requirements for permitted development, particularly in relation to the size and position of the side dormers. It was requested that the planning authority review whether a full planning application would be more appropriate in this case.</p>	Certificate Proposed Development
	Lightwater Applications	
25/0275/FFU	<p>81 Ambleside Road, Lightwater, Surrey, GU18 5UH Retrospective application for construction of a rear patio.</p> <p>No Objection</p>	FPA
25/0264/DTC	<p>Lightwater Leisure Centre Lightwater Country Park The Avenue Lightwater Surrey GU18 5RG Submission of details pursuant to Condition 6 (Construction Transport Management Plan), Condition 7 (Environmental Management Plan), Condition 9 (Details of hard surface construction within Root Protection Areas) of planning permission</p>	Details to comply

	<p>24/0156/FFU [relating to the erection of canopy for the development of padel tennis courts, pickle ball courts with associated customer kiosk, toilet, means of enclosure, lighting and associated infrastructure]</p> <p>Members reviewed the submitted documents and raised the following concerns:</p> <p>Members do not consider that the submission provides sufficient or satisfactory information to discharge Condition 9. The documentation lacks clarity, and given the site's location within the Country Park, the Committee would like to see more detail.</p>	
25/0298/DTC	<p>99 - 101 Guildford Road Lightwater Surrey GU18 5SB Submission of details to comply with condition 17 (Arboricultural Method Statement) attached to planning permission 24/0136/FFU for Development of site to provide 21no. dwellings with associated access, hardstanding, landscaping and parking.</p> <p>Windlesham Parish Council notes the submission of details pursuant to Condition 17 (Arboricultural Method Statement) and, given the technical nature of the material, resolves to rely on the professional judgement and expertise of the Surrey Heath Borough Council.</p> <p>The Council remains supportive of the need to safeguard existing trees and green infrastructure, especially in a development of this scale, and trusts that all appropriate protections will be enforced throughout the construction process.</p>	Details to comply
24/1195/FFU	<p>The Old Haveli 92 Guildford Road Lightwater Surrey GU18 5RP Erection of a detached garage on a new concrete base. APP/D3640/W/25/3362274</p> <p>Members noted the appeal submission and affirmed their continued objections to this application as outlined in their previous representations.</p>	Appeal
25/0248/FFU	<p>Hook Mill House , Hook Mill Lane, Lightwater, Surrey, GU18 5UD Erection of a detached outbuilding (Retrospective).</p> <p>No Objection</p>	FPA
	Windlesham Applications	
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>	Details to comply

	<p>Members resolved to COMMENT as follows:</p> <p>Surrey County Council has advised in their response of 25 March 2025 that they are now content that Condition 8 can be discharged (submission of details for proposed surface water management scheme). The documents and plans submitted are of a detailed and technical nature, and we rely on the expertise of SCC and SHBC in this respect.</p> <p>SCC's summary table dated 25 March 2025 (detailing planning conditions discharge progress) confirms that SCC determined in July 2024 that the Applicant had provided sufficient information to satisfy Condition 6 (submission of ground investigation report).</p> <p>It is unclear to us whether Condition 19 (submission of details relating to existing and proposed ground levels) has been discharged, although it is noted that a significant number of technical plans were submitted in July 2024, which we believe relate to this condition and which we rely on SHBC to interpret.</p>	
24/0999/FFU	<p>2 Crees Meadow Windlesham Surrey GU20 6QA</p> <p>Erection of a front and side boundary wall to connect to existing, with replacement timber fence and addition of a fence to top of existing boundary wall.</p> <p>APP/D3640/D/25/3361597</p> <p>Members resolved to COMMENT as follows:</p> <p>This appeal will be considered under the Householder Appeals Service procedure. This procedure does not allow further comments by interested parties at this stage but it is understood that WPC's original objection will be forwarded to the Planning Inspectorate and taken into account.</p>	Appeal
25/0318/FFU	<p>12 Poplar Avenue, Windlesham, Surrey, GU20 6PL</p> <p>Erection of a single storey rear extension following demolition of existing rear element and conservatory, garage conversion into a habitable space with roof lights and associated internal alterations.</p> <p>No Objection</p>	FPA

There being no further business, the meeting closed at 11:22