



# **Windlesham Parish Council**

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

**Held on Tuesday 20<sup>th</sup> May 2025 at 6.15pm at St Annes Church Centre, 45 Church Road, Bagshot**

<b>Bagshot Cllrs</b>		<b>Lightwater Cllrs</b>		<b>Windlesham Cllrs</b>	
Willgoss	P	Turner	P	Marr	P
White	P	Stevens	P		
Du-Cann	P				

**In attendance:** Sarah Wakefield- Assistant Clerk

Cllr Stevens took the Chair

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

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<b>PLAN/24/113</b>	<b>Apologies for absence</b>  No apologies for absence.
<b>PLAN/24/114</b>	<b>Declarations of interest</b>  Cllr Turner declared a non-pecuniary interest in application no. 25/0437/DTC as the applicant is a neighbour.  Cllr Willgoss declared a non-pecuniary interest in applications 25/0435/FFU and 25/0428/FFU as he attended a recent consultation event held by Gordon Murray.
<b>PLAN/24/115</b>	<b>Public question time</b>  No public questions.
<b>PLAN/24/116</b>	<b>Exclusion of the press and public</b>  No Exclusions to the press and public.
<b>PLAN/24/117</b>	<b>To consider planning applications and planning appeals received prior to this meeting:</b>

	Bagshot Applications		
25/0434/FFU	<b>Portugal Cottage, Chapel Lane, Bagshot, Surrey, GU19 5DD</b> Erection of single storey rear extension.  <b>NO OBJECTION</b>	FPA	26 <sup>th</sup> May 2025
25/0450/FFU	<b>Akwaba, Dukes Covert, Bagshot, Surrey, GU19 5HU</b> Erection of single storey rear extension, part single/part 2 storey front extension and 2 storey side extension with addition of new front porch, and roof lights to existing roof following demolition of existing garage and utility, with associated works.  <b>NO OBJECTION with the following comments:</b> <b>members recommend that an arboricultural assessment be carried out due to the trees on site.</b>  <b>As the site lies within the Green Belt, we ask that SHBC verify the proposed building size to ensure it complies with Green Belt policies and restrictions.</b>	FPA	3 <sup>rd</sup> June 2025
25/0460/GPT	<b>Communication Station Longacres Nursery London Road Bagshot Surrey</b> Notification under Regulation 5 of the Electronic Communications Code Regulations 2017 for the proposed upgrade to the existing 26.79m+ High Lattice Tower and ancillary works  <b>NO OBJECTION</b>	General Permitted Development Telecoms	Not Available
25/0475/GPT	<b>Communcation Station London Road Bagshot Surrey</b> Notification under Regulation 5 of Ehte Electronic Communications Code (Conditions and Restrictions) Regulations 3 (As Amended) to utilise Permitted Development Rights. For removal and replacement of 3 No. antennas, 1No. cabinet and all ancillary development.  <b>NO OBJECTION</b>	General Permitted Development Telecoms	Not Available
25/0482/FFU	<b>26 Green Lane, Bagshot, Surrey, GU19 5NL</b> Erection of a single storey side extension and front porch.  <b>NO OBJECTION</b>	FPA	4 <sup>th</sup> June 2025
	Lightwater Applications		
25/0264/DTC	<b>Lightwater Leisure Centre, Lightwater Country Park, The Avenue, Lightwater, Surrey, GU18 5RG</b>	Details to comply	27 <sup>th</sup> May 2025

	<p>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 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><b>Members resolved to COMMENT as follows:</b>  <b>Members concurred with Surrey Heath Borough Council's split decision and reiterated their previous view that the submission does not provide sufficient or satisfactory information to discharge Conditions 7 and 9. The documentation lacks clarity, and given the site's location within the Country Park, the Committee would expect a greater level of detail to be provided.</b></p>		
25/0309/FFU	<p><b>35 Heronscourt, Lightwater, GU18 5SW</b>  Construction of a garden office and gym to the rear, with new retaining wall, steps up to the garden and changes to the landscaping.</p> <p><b>NO OBJECTION with the following COMMENT:</b>  <b>On condition that the proposed structure is not used for habitable accommodation and is retained within the curtilage of the existing dwelling.</b></p>	FPA	3 <sup>rd</sup> June 2025
25/0437/DTC	<p><b>Holly Cottage, 166 Macdonald Road, Lightwater, Surrey</b>  Submission of details to comply with condition 4 (foundations and service runs) attached to planning permission 24/0772/FFU for the erection of a detached outbuilding to be used as a home office/gym.</p> <p><b>NO OBJECTION with the following COMMENT:</b>  <b>Members noted the submission but felt that it lacked sufficient detail to assess whether it fully met the requirements of condition 4 of planning permission 24/0772/FFU.</b></p>	Details to comply	Not Available
25/0504/DTC	<p><b>35 Curley Hill Road, Lightwater, Surrey, GU18 5YQ</b>  Submission of details to comply with condition 5 (soft and hard landscaping) attached to planning permission 24/1052/FFU for Erection of a double detached garage to the front and removal of tree.</p> <p><b>Members noted the application and deferred to Surrey Heath Borough Council's expertise in assessing the application. Members also noted that the tree appears to have already been removed and the garage erected.</b></p>	Details to comply	10 <sup>th</sup> June 2025
	<b>Windlesham Applications</b>		

25/0425/FFU	<p><b>Cedars Garden Nursery, Church Road, Windlesham, Surrey, GU20 6BL</b></p> <p>Erection of a single storey dwelling with associated landscaping and replacement access gates, following the demolition of the existing glasshouse, office and ancillary buildings.</p> <p><b>Members resolved to COMMENT as follows:</b>  <b>Permission has already been granted for a bungalow on this site (23/0936/FFU). This new bungalow appears, from the plans, to be larger than the previously approved one, with several additional rooms. We request that SHBC check the dimensions, particularly those relating to floor space and volume, to ensure that this does not constitute inappropriate development in the Green Belt.</b>  <b>If approved, members request a condition preventing the addition of an additional storey(s) at a future date. Members noted that the site has previously had a planning application and appeal refused for a 2 storey, 4-bedroom house (20/1213/FFU) and an application withdrawn for a 2 storey, 3-bedroom house (22/0336/FFU). In addition, it is within the Windlesham Church Road conservation area and is adjacent to Cedars Court and Cedar House and opposite Birch Hall, which are all Grade 2 listed buildings.</b>  <b>If approved, members request that all relevant conditions and information from the previous consent should be incorporated.</b></p>	FPA	22 <sup>nd</sup> May 2025
25/0440/FFU	<p><b>1 Glenhurst, Windlesham, Surrey, GU20 6PR</b></p> <p>Erection of a new entrance gate. (Retrospective)</p> <p><b>Members resolved to COMMENT as follows:</b>  <b>In principle, members do not object to this application. However, the Application Form states that the work was started on 21 March 2025 and completed on 24 March 2025. No gate is currently present, although there are various preparatory works.</b>  <b>We request that SHBC approve the design and materials of the gate, as there is no detailed drawing submitted with the application.</b>  <b>There is a significant tree (both height and trunk diameter) on each side of the entrance where the gate will be located. We request that SHBC be satisfied that the gate can be installed and operated without damage to these trees. This is particularly important as we understand that the property is within a group Tree Preservation Order (TPO 5/77).</b></p>	FPA	23 <sup>rd</sup> May 2025
25/0435/FFU	<p><b>Highams Park, Chertsey Road, Windlesham, Surrey, GU20 6HZ</b></p> <p>Construction of Building 3 (Production Building) associated with wider redevelopment of Highams Park (Gordon Murray HQ</p>	FPA	29 <sup>th</sup> May 2025

	<p>site), Use Class E(g) together with associated parking and landscaping.</p> <p><b>Members resolved NO OBJECTION in relation to the main building (Building 3) with the following COMMENT:</b></p> <p><b>We understand the following to be the case:</b></p> <ul style="list-style-type: none"> <li>- The applicant has sought pre-application advice, as noted on the Application Form, and is continuing to seek on-going advice from SHBC on this matter.</li> <li>- This is a new self-contained application which involves modifications to the proposals for Building 3 as previously approved in outline (20/0747/FFU). If this new application is approved, all relevant conditions from the previously approved application should be incorporated.</li> <li>- It is proposed that Building 3 will be used as a vehicle paint facility, rather than for vehicle research and development. If approved, there should be robust conditions to ensure that this new use does not have adverse impacts on the environment or human health, particularly regarding discharge into the water system or fumes.</li> <li>- The footprint and overall scale of the main Building 3 and the single storey ancillary building remain unchanged from the outline permission.</li> </ul> <p><b>However, members were disappointed to note the following changes that have been made, which have resulted in the loss of some of the site's pastoral character and previously attractive features.</b></p> <ul style="list-style-type: none"> <li>- The proposal to use hard surfacing for what appears to be approximately half of the formal garden area between Buildings 2 and 3. We understand this is connected to the proposal to lay hardstanding to enable the use of all or part of this area to house temporary paint-shop cabins. This is Green Belt and this area should be fully planted as set out in various documents accompanying the outline application (20/0747/FFU), including Landscape Management plan, Planting Plan and the Visualisation Formal Garden document.</li> <li>- The decision to no longer use a sedum roof for the ancillary building (Design and Access Statement 2, page 10), as was set out at outline planning stage. The reasoning behind this change does not seem to be explained.</li> </ul>		
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25/0428/FFU	<p><b>Highams Park, Chertsey Road, Windlesham, Surrey, GU20 6HZ</b></p> <p>Construction of Building 1 associated with wider redevelopment of Highams Park (Gordon Murray HQ site), Use Class E(g) together with associated parking, landscaping and ancillary storage structure.</p> <p><b>Members resolved NO OBJECTION with the following COMMENT:</b></p> <p><b>We understand the following to be the case:</b></p> <ul style="list-style-type: none"> <li>- The applicant has sought pre-application advice, as noted on the Application Form, and is continuing to seek on-going advice from SHBC on this matter.</li> <li>- This is a new self-contained application which involves modifications to the proposals for Building 1 as previously approved in outline and reserved matters (20/0747/FFU and 23/0005/RRM). If this new application is approved, all relevant conditions from the previously approved applications should be incorporated.</li> <li>- The main change is the removal of the extension, which was intended for electric vehicle production, resulting in a reduction in the footprint for built form. This area will be used to create additional parking spaces (we are unsure whether it is 20 or 16 as both are mentioned).</li> <li>- The proposed storage structure (substation, bicycle store and bin store) will be constructed within the previously approved footprint of the sprinkler tank (which is no longer required). This storage structure is smaller than the sprinkler tank, resulting in a reduced building footprint.</li> <li>- As the development will be within the previously approved footprint, there will be no loss of approved landscape (page 9, Development and Access Statement Part 2). The Arboricultural Assessment Update Statement also confirms that “there has been no change of circumstances since the reserved matters was approved and implemented, and no additional trees are affected by the minor changed proposals.”</li> </ul>	FPA	29 <sup>th</sup> May 2025

25/0458/FFU	<p><b>5 Owen Road, Windlesham, Surrey, GU20 6JG</b> Single storey front infill extension and garage conversion into habitable space with alterations to fenestration.</p> <p><b>Members resolved NO OBJECTION with the following COMMENT:</b> These works will alter the appearance of the front of the house and be visible from the road. The garage door will be replaced with a new window and bricks, and the front infill (creating a new shower room and study) will incorporate two new windows and bricks. All materials and the style of the windows should match the existing ones, as appearance and design and impact on the character of the area are material planning considerations.</p>	FPA	29 <sup>th</sup> May 2025
25/0486/FFU	<p><b>Poplar Cottage, School Road, Windlesham, Surrey, GU20 6PA</b> Erection of single storey side extension, front porch canopy extension, and alterations to fenestration.</p> <p><b>NO OBJECTION, subject to confirmation from SHBC that the proposed rendering will not be applied to the main body of the house. The house is a period property in a conservation area and the Green Belt and we would object to any rendering being applied to the main body of the house on the grounds of appearance and design and impact on the character of the area.</b></p>	FPA	5 <sup>th</sup> June 2025
25/0453/CES	<p><b>41 Poplar Avenue Windlesham Surrey GU20 6PW</b> Certificate of lawfulness for the proposed installation of a dropped kerb.</p> <p><b>NO OBJECTION</b></p>	Certificate Proposed Development	5 <sup>th</sup> June 2025

**There being no further business, the meeting closed at 18:43**