



### **Windlesham Parish Council**

Joanna Whitfield  
Clerk to the Council  
Tel: 01276 471675  
Email: [clerk@windleshampc.gov.uk](mailto:clerk@windleshampc.gov.uk)  
Website: [www.windleshampc.gov.uk](http://www.windleshampc.gov.uk)

The Council Offices  
The Avenue  
Lightwater  
Surrey  
GU18 5RG

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

**Held on Wednesday 3<sup>rd</sup> September 2025 at 11:00am at All Saints' Church Hall, Broadway Road, Lightwater.**

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

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

Cllr Stevens took the Chair

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

.....

<b>PLAN/25/30</b>	<b>Apologies for absence</b>  No Apologies for absence.
<b>PLAN/25/31</b>	<b>Declarations of interest</b>  No Declarations of Interest.
<b>PLAN/25/32</b>	<b>Public question time</b>  No public questions.
<b>PLAN/25/33</b>	<b>Exclusion of the press and public</b>  No Exclusions to the press and public.
<b>PLAN/25/34</b>	<b>To consider planning applications and planning appeals received prior to this meeting:</b>

	<b>Bagshot Applications</b>	
25/0883/ADV	<b>17 High Street, Bagshot, Surrey, GU19 5AG</b> Application for advertisement consent for the display of wall mounted LED digital information and advertising display.	Advert

	<p><b>Objection for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>Conservation area impact-</b> the proposal lies within a designated conservation area and would negatively impact the areas character and appearance.</li> <li>• <b>Light pollution-</b> the display would generate unnecessary light pollution, adversely affecting the amenity of nearby residents.</li> <li>• <b>The design is out of character and visually intrusive.</b></li> <li>• <b>The display is considered inappropriate for the setting.</b></li> </ul>	
24/1049/FFU	<p><b>Oakhouse, 5 Regent Court, Bagshot, Surrey, GU19 5QD,</b> Demolition of existing garage, subdivision of plot and erection of a self-build 3-bedroom dwelling.</p> <p><b>Objection for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>Breach of Covenants–</b> The proposal conflicts with established covenants and the strict design rules that apply to Connaught Park.</li> <li>• <b>Encroachment on Land–</b> The development appears to extend beyond its appropriate boundary.</li> <li>• <b>Overdevelopment of the Site–</b> The scale of the proposal represents an overdevelopment, out of proportion with the character of the estate.</li> <li>• <b>Highways and Parking Impact–</b> The scheme would exacerbate existing traffic congestion and create additional parking pressures, to the detriment of local residents.</li> <li>• <b>Insufficient Detail in Plans–</b> The submitted plans lack clear dimensions and necessary detail, making it difficult to properly assess the true impact of the proposal.</li> </ul> <p><b>The council requests that it be called in for consideration by the SHBC planning committee.</b></p>	FFU
25/0920/DTC	<p><b>Solstrand, Station Road, Bagshot, GU19 5AS</b> Submission of details to comply with condition 19 (drainage report) attached to planning permission 21/1176/FFU for the demolition of existing dwelling and all associated buildings and structures and erection of 3 detached three-bedroom dwellings with associated car parking, refuse storage and collection point and landscaping.</p> <p><b>Members resolved to Comment as follows:</b></p> <ul style="list-style-type: none"> <li>• <b>Further detailed information is required to fully understand the potential implications of the proposal.</b></li> <li>• <b>There are serious concerns regarding the impact on Hart Dene Court, where existing drainage problems are already contributing to flooding.</b></li> </ul>	DTC

	<ul style="list-style-type: none"> <li>The application lacks sufficient detail, including drawings, and does not demonstrate how adequate drainage will be provided.</li> </ul>	
	<b>Lightwater Applications</b>	
25/0886/FFU	<p><b>6 Junction Road, Lightwater, Surrey, GU18 5TQ</b> Erection of single storey ancillary use outbuilding in rear garden.</p> <p><b>Objection for the following reasons:</b></p> <ul style="list-style-type: none"> <li><b>Insufficient Information</b>– The application fails to provide adequate detail on the full dimensions of the proposal, making proper assessment difficult.</li> <li><b>Overdevelopment</b>– The height, bulk and proximity to the boundary result in an overdevelopment that is out of scale with its setting.</li> <li><b>Potential Future Use</b>– If permission were to be granted, a condition should be imposed to ensure the building cannot be used as habitable accommodation.</li> </ul>	FPA
25/0356/FFU	<p><b>9 Christie Close, Lightwater, Surrey, GU18 5UG</b> Erection of a two storey side extension, following demolition of existing attached garage and erection of a replacement attached garage at the rear of the property.</p> <p><b>No objection with the following comments-</b> <b>Clarification is required regarding access arrangements to the proposed garage. Concerns are also raised over construction management, given the location on an already busy road.</b></p>	FPA
25/0893/FFU	<p><b>14 Curley Hill Road, Lightwater, Surrey, GU18 5YG</b> Replacement self-build dwelling following demolition of existing property.</p> <p><b>Objection for the following reasons:</b></p> <ul style="list-style-type: none"> <li><b>Overdevelopment of the Site</b>– The scale and intensity of the proposal represent an overdevelopment.</li> <li><b>Harm to the Street Scene</b>– The design and appearance are out of character with the surrounding properties.</li> <li><b>Loss of Bungalow Housing</b>– The proposal would result in the loss of much needed bungalow accommodation.</li> <li><b>Conflict with the Lightwater Design Statement</b>– The development fails to respect the guidance set out in the Lightwater Design Statement, which seeks to protect and enhance the village character.</li> </ul>	FPA
25/0788/FFU	<p><b>140 Guildford Road, Lightwater, Surrey, GU18 5RW</b> Erection of raised decking and landscaping works including increased levels to the rear garden.</p> <p><b>Objection for the following reasons:</b></p>	FPA

	<ul style="list-style-type: none"> <li>• <b>Privacy Concerns</b>– loss of privacy for adjoining residents.</li> </ul> <p><b>Members also note the retrospective Nature of the Application</b></p>	
	<b>Windlesham Applications</b>	
25/0781/NMA	<p><b>Heathpark Wood, Heathpark Drive, Windlesham, Surrey</b>  A non-material amendment to Conditions 1 and 2 of 20/0318/RRM (as amended by 24/0405/NMA and 24/0688/NMA) to allow the substitution of external materials [bricks/tiles] specified by the approved drawings.</p> <p><b>Comment as follows:</b>  <b>Members understand that the approved Ibstock Capital Brown bricks are no longer in production due to the closure of the Leybrook brickworks and the approved Marley Ashdown plain tiles in Ashurst colour have been discontinued. The applicant is, therefore, seeking approval for suitable alternative bricks and tiles.</b>  <b>The applicant has provided photos of the suggested alternative bricks and tiles. From the photographs provided, the proposed bricks (Ashdown Medium Multi (Ibstock)) appear to be a good match. The proposed tiles (Forticrete Gemini Sunrise Blend Plain interlocking tiles) appear from the photos to be of a more uniform colour and shape to those which have been approved. Members rely on SHBC to review to review physical samples of the proposed bricks and tiles to ensure that they are a reasonable substitute.</b></p>	Non Material Amendment
25/0785/FFU	<p><b>The Gatehouse, Earlwood Manor, Sunninghill Road, Windlesham, Surrey, GU20 6PP</b>  Partial front demolition and alterations to existing gatehouse to enable the installation of ramp and staircase, new fencing, hard and soft landscaping, car parking and associated works.</p> <p><b>No Objection with the following Comment:</b>  <b>Members understand the following to be the case:</b></p> <ul style="list-style-type: none"> <li>- This is Green Belt land. However, the proposal includes the demolition of part of the existing building, resulting in a reduction in built form. The Application Form shows a reduction in gross internal floorspace from 112m2 to 73m2.</li> <li>- The building is to be used as a new postroom, samples storage and archive review room. Post will be delivered from this building to the wider site.</li> <li>- These proposals will not change the existing agreed access arrangements to the site.</li> <li>- The recommended bat surveys will be carried out and any advice followed.</li> </ul>	FPA
25/0750/FFU	<p><b>34 Poplar Avenue, Windlesham, Surrey, GU20 6PN</b>  Erection of a single storey rear extension.</p>	FPA

	<b>No Objection</b>	
25/0891/FFU	<p><b>1 Chertsey Road, Windlesham, Surrey, GU20 6EN</b> Proposed retention of pergola within pub garden area.</p> <p><b>Comment as follows:</b></p> <p>This is a retrospective application for the retention of the wooden pergola structure (erected on 1 May 2025) within the existing garden of The Sun pub and to add a roof. It is regrettable that the pergola has been constructed without planning permission.</p> <p><b>Noise:</b> Members support local businesses, appreciate their contribution to the local economy and understand the need to attract customers and remain commercially viable. However, there are concerns that increased use of the pub garden area resulting from the pergola could lead to more customer noise, especially if it occurs late into the evening. The pub is situated in the village centre and residences are located nearby. If this application is approved, we suggest that a Noise Management Plan should be required.</p> <p>Members also request that SHBC investigate if this outdoor area is licensed for outdoor entertainment.</p> <p><b>Appearance and design:</b> This factor is important as the pub is located within the Updown Hill Conservation Area and is a Building of Interest within the Windlesham Conservation Area Character Appraisal (March 2000).</p> <p>The elevations diagrams show that it is proposed that the roof will be made of “PVC corrugated grade roof sheet”. Members request that SHBC determine the precise nature of this material, that it is of suitable quality, will complement the existing building and will not accumulate unsightly dirt and vegetation within the grooves.</p> <p>It appears that the sides of the pergola structure will remain open. However, we request that SHBC establish whether it is proposed that they could be enclosed for extra protection against inclement weather, perhaps by plastic or canvas sheeting, and consider any potential negative impact on appearance and character.</p> <p><b>Lighting:</b> The pergola is currently strewn with several strands of numerous lightbulbs. There is no mention of lighting within the pergola in the application. We assume that a separate planning application would be required for any lighting. This is a potential issue in view of the nearby residences. If lighting is considered as part of this application, we request that SHBC consider the number and lumens of the bulbs. We suggest that there should also be conditions regarding the timing of any such lighting, particularly that it should be switched off at night.</p> <p>Members note that no comments have been received from residents on this application to date, and the Council requests that SHBC gives full consideration to any that may be submitted.</p>	FPA

**There being no further business, the meeting closed at 11:27**