



### **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 24th 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	A		

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

Cllr Marr took the Chair

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

.....

<b>PLAN/25/35</b>	<b>Apologies for absence</b>  Apologies were received and accepted from Cllr Stevens.
<b>PLAN/25/36</b>	<b>Declarations of interest</b>  No Declarations of Interest.
<b>PLAN/25/37</b>	<b>Public question time</b>  No public questions.
<b>PLAN/25/38</b>	<b>Exclusion of the press and public</b>  No Exclusions to the press and public.
<b>PLAN/25/39</b>	<b>To consider making a response to a Royal Borough of Windsor &amp; Maidenhead consultation:</b> Maidenhead Neighbourhood Plan 2024-2039: Submission Version Regulation 16 Consultation.  <b>Members resolved not to submit a response to the consultation.</b>
<b>PLAN/25/40</b>	<b>To consider a proposed upgrade to existing radio base station installation at CS_13738342, Windlesham Vodaphone (VF 856), Chertsey Road, Windlesham, Surrey, GU20 6HU (NGR: E494253, N164219).</b>

	<p><b>Members resolved to ask the following questions:</b></p> <ol style="list-style-type: none"> <li><b>1. Can confirmation be provided that the proposal will not be detrimental to public health?</b></li> <li><b>2. Will the upgrade cause any disruption in terms of noise or radio emissions?</b></li> <li><b>3. Can consideration be given to improving the visual appearance of the proposal to ensure it is more in keeping with the surroundings?</b></li> <li><b>4. Can the works be carried out in a manner which minimises disruption to the village, especially in view of other developments currently taking place in the area?</b></li> </ol>
<b>PLAN/25/41</b>	<b>To consider planning applications and planning appeals received prior to this meeting:</b>

	<b>Bagshot Applications</b>	
25/0938/FFU	<p><b>2 Talbot Place, Bagshot, Surrey, GU19 5LS</b> Erection of single storey rear/side extension following demolition of existing garage.</p> <p><b>NO OBJECTION with the following comment:</b> Concerns were raised regarding traffic during the construction process, particularly given the location within a small cul-de-sac. Consideration should be given to the impact on neighbouring properties, with conditions imposed to restrict construction traffic and to limit working hours, including the start times of construction activities.</p>	FPA
25/0970/DTC	<p><b>175 London Road, Bagshot, Surrey, GU19 5DH</b> Submission of details pursuant to Conditions 3 (external facing materials), 4 (surface materials), 5 (levels), 6 (boundary treatments and soft landscaping), 7 (Habitat and Landscape Management Plan), 9 (Construction Transport Management Plan), 17 (Window and Ventilation specifications), 18 (Acoustic fencing), 19 (surface water drainage), 21 (arboricultural method statement and tree protection plan) and 23 (updated single bat emergence, great crested newt and reptile surveys) of planning permission 19/0695/FFU [granted on appeal 3284097 for the demolish existing dwelling and outbuilding and erect a two storey building with accommodation in the roof to provide 2 two bedroom and 2 four bedroom (duplex) apartments, a two storey three bedroom house and two pairs of semi-detached two storey four bedroom houses with accommodation in the roofs with associated garages/car parking, revised access onto London Road and landscaping].</p> <p><b>Members resolved to submit the following COMMENT:</b> <b>We defer to the expertise of the SHBC Planning Team to establish whether the details supplied fully meet the conditions listed.</b></p>	Details to Comply

25/0999/FFU	<b>Connaught Cottage, 8 High Street, Bagshot, Surrey, GU19 5AE</b> Retrospective application for the installation of a dropped kerb.  <b>NO OBJECTION</b>	FPA
25/1016/FFU	<b>26 Heywood Drive, Bagshot, Surrey, GU19 5DL</b> Erection of a single storey rear extension, and part conversion of existing garage to habitable accommodation.  <b>NO OBJECTION</b>	FPA
	<b>Lightwater Applications</b>	
25/0910/FFU	<b>12 Curley Hill Road, Lightwater, Surrey, GU18 5YG</b> Increase in ridge height, roof alterations including dormers, loft conversion with a two-storey rear extension and balcony.  <b>NO OBJECTION with the following comment:</b> <b>Can SHBC please check that extension and terracing and landscape and drainage is suitable as the proposed rear extension will involve excavating into the sloping garden, requiring a retaining wall.</b>	FPA
25/0974/FFU	<b>36 Curley Hill Road, Lightwater, Surrey, GU18 5YH</b> Retrospective application for alterations to site levels, new soil bank and 2m high fence on rear boundary.  <b>NO OBJECTION with the following comment:</b> <b>Members would like to advise a site visit by SHBC to see if there have been any other deviations from the original plans.</b>	FPA
25/0767/DTC	<b>Lightwater Country Park, The Avenue, Lightwater, Surrey, GU18 5RG</b> Submission of details to comply with Conditions 7 (Construction Environmental Management Plan) and 9 (hard surface construction within root protection areas) attached to planning permission 24/0156/FFU for 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.  <b>Members resolved to COMMENT as follows-</b> <b>We defer to the expertise of the SHBC Planning Team to establish whether the details supplied fully meet the conditions listed and would urge them to engage proactively with the developer to move this application forward.</b>	Details to comply
25/1008/FFU	<b>Holly Lodge, Catena Rise, Lightwater, Surrey, GU18 5RD</b>	FPA

	<p>Erection of part single, part two storey side extension and subdivision of residential unit to form two residential dwellings following demolition of existing extension and garage.</p> <p><b>OBJECTION for the following reason –</b>  This proposal represents overdevelopment of the site and is out of keeping with the character of the existing terrace. It also provides insufficient off-road parking to support two dwellings, and the overall design is not in keeping with the surrounding area.</p>	
	<b>Windlesham Applications</b>	
25/0951/FFU	<p><b>Oakwood, Chertsey Road, Windlesham, Surrey, GU20 6HY</b>  Demolition of an existing pool house and swimming pool, erection of a part subterranean building for uses incidental to the main dwelling and provision of two outdoor padel courts and associated work.</p> <p><b>OBJECTION for the following reasons:</b>  In the committee's view, the proposal would constitute inappropriate development within the Green Belt with no "very special circumstances".  The exception for the replacement of buildings does not seem to apply as the new buildings will be a different use and also materially larger than the ones being replaced (s154(d) NPPF 2024).  It is unclear to members whether the proposals would fall within the exception for a proportionate extension or alteration to the main house itself (s154(c) NPPF 2024). No calculations have been provided to support this argument. In terms of physical location, the pool area is some distance from the main house. If the proposals are to be treated as an extension or alteration to the current pool area, in our view they constitute a disproportionate addition. The Planning Statement states that the pool room (to be demolished) has a modest GIA of 44m<sup>2</sup> and a volume of 250m<sup>3</sup>. The dimensions of the Playzone are considerably larger, namely a GIA of 346m<sup>2</sup> and volume of 2405m<sup>3</sup>. We understand that these figures do not include the two sizeable underground padel courts, which would be in addition, but this should be clarified. The padel courts measure 10m x 6m and 10m x 20m with additional courtyard and seating space.  It is stated that the proposed building will be the same height as the existing pool house. However, as noted above, the GIA and volume of the new building will be substantially larger, resulting in a significant increase in built form and harm to the openness of the Green Belt.  If approved, a condition should be applied to ensure that the building is not used as separate residential accommodation. At no time should it be sold, sub-let or rented out independently of the main dwelling or used commercially.</p>	FPA
25/0957/ADV	<p><b>Windlesham South Service Station, London Road, Windlesham, Surrey, GU20 6PJ</b>  Application for advertisement consent for the erection of an illuminated small format digital display unit.</p>	Advert

	<p><b>OBJECTION for the following reasons:</b>  The proposed two signs would be quite large, being 2.4m high and 1.23m wide, sited 0.41m off the ground, with individual letters/symbols up to 1.65m high. They would be internally illuminated and multi-coloured and would operate 24/7. In our view, they would have a negative impact on the quality and character of the area.  The illumination of the signage would create unnecessary light pollution, particularly at night.  There is no indication in the application as to the proposed content of the advertising and this should be clarified. There is already a large sign in place to advertise the service station itself and the associated concessions.</p>	
25/0918/FFU	<p><b>5 Kings Lane, Windlesham, Surrey, GU20 6HR</b>  Erection of part single, part two storey front, side and rear extensions with new front entrance porch and other alterations.</p> <p><b>OBJECTION for the following reasons:</b>  Planning permission was recently granted for a similar proposal (25/0358/FFU), to which WPC did not object. The existing depth of the house is 6.3m. Under the approved scheme, the depth of the house would increase to 11.7m at ground floor level and 11m at first floor level (Officer's Report), whereas under the current proposal, the depth of the house would increase further to 13.950m, representing a further increase of just over 2m. The proposed increase would span the full width of the dwelling at ground floor level and a bedroom width at first floor level.  The approved scheme is already substantial in scale, as recognised in the Officer's Report. The proposal would create additional bulk, scale and dominance, retaining no degree of subservience to the original dwelling.</p>	FPA
25/0979/FFU	<p><b>Oakwood, Chertsey Road, Windlesham, Surrey, GU20 6HY</b>  Proposed alterations to car park.</p> <p><b>COMMENT as follows:</b>  The works will involve the removal of 6 trees (2 being in poor condition) and several other trees will require protection during the works. However, we understand that there will be some additional tree and hedge planting. The proposal should be assessed by SHBC's arboricultural officer and their recommendations followed to ensure adequate tree protection. We rely on the expertise of SHBC to ensure that the proposals will not create any increased risk of flooding, both in terms of the proposed materials, the drainage channels and the impact of the ground levelling, which we understand to be relatively minor.</p>	FPA
25/0951/FFU	<p><b>Oakwood Chertsey Road Windlesham Surrey GU20 6HY</b>  Demolition of an existing pool house and swimming pool, erection of a part subterranean building for uses incidental to</p>	FPA

	<p>the main dwelling and provision of two outdoor padel courts and associated work.</p> <p>Duplicate application on agenda.</p>	
25/0948/DTC	<p><b>Cedars Garden Nursery, Church Road, Windlesham, Surrey, GU20 6BL</b></p> <p>Submission of details to comply with condition 3 (external materials), 7 (archaeological programme), 8 (contamination scheme), 9 (construction environmental management plan), 10 (badger report), 11(reptile precautionary method), 12 (habitat of principal importance) , 13 (ecological enhancements) and 17 (surface water drainage) attached to planning permission 25/0425/FFU for Erection of a self-build single storey dwelling with associated landscaping and replacement access gates, following the demolition of the existing glasshouse, office and ancillary buildings.</p> <p><b>COMMENT as follows:</b>  It is noted in the Phase 3 Risk Assessment &amp; Remediation Method Statement that elevated levels of PAH and lead contaminants have been recorded at various locations on site, requiring excavation and replacement with clean soils (Condition 8). SHBC is required to ensure that the proposed arrangements for dealing with the contamination are satisfactory and ultimately, that the contaminants are removed. In the Ecological Mitigation Enhancement and Management plan, it is stated that the appointed biodiversity champion must ensure that noise is kept to a minimum. However, it is common for agreed working hours to be included within a CEMP, for the protection of both residents and wildlife. We also suggest that there should be a point of contact for residents to raise any issues or concerns associated with the build. Members rely on the expertise of SHBC to consider the technical aspects of the various reports and ensure that they reflect best practice.</p>	Details to Comply
25/0950/NMA	<p><b>Cedars Garden Nursery, Church Road, Windlesham, Surrey, GU20 6BL</b></p> <p>Non-material amendment to planning permission 25/0425/FFU to allow for the plinth to be removed from the elevations.</p> <p><b>COMMENT as follows:</b>  This application has already been approved on 15 September 2025. It concerns the removal of the brick plinth at the bottom of the elevations and replacement with cladding to match the rest of the elevations.</p>	Non-Material Amendment

There being no further business, the meeting closed at 11:33