



Windlesham Parish Council

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

Held on Wednesday 15th October 2025 at 11:00am at All Saints' Church Hall, Broadway Road, Lightwater.

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

In attendance: Sarah Wakefield – Assistant Clerk

Mr & Mrs Richardson- Windlesham Residents

Cllr Stevens took the Chair

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

PLAN/25/42	Apologies for absence No apologies.
PLAN/25/43	Declarations of interest Cllr White declared a non-pecuniary interest in Planning Application no. 25/1065/FFU as the applicant is a fellow SHBC Councillor.
PLAN/25/44	Public question time Mr and Mrs Richardson, neighbouring residents to the proposed development under application no. 25/1065/FFU, attended the meeting to express their concerns regarding the proposal. They submitted a written statement outlining their objections, which was reviewed by members. Members resolved to adjust the order of planning applications on the agenda, agreeing that the Windlesham applications would be heard prior to those for Lightwater. Application no. 25/1065/FFU was designated to be heard first.
PLAN/25/45	Exclusion of the press and public No Exclusions to the press and public.

PLAN/25/46	<p>To consider making a response to a Runnymede consultation: Runnymede Affordable Housing Supplementary Planning Document (SPD)</p> <p>Members resolved not to submit a response to the consultation.</p>
PLAN/25/47	To consider planning applications and planning appeals received prior to this meeting:

	Bagshot Applications	
25/1018/CES	<p>7 Gloucester Road Bagshot Surrey GU19 5LR Lawful certificate for a proposed dropped kerb.</p> <p>NO OBJECTION</p>	Certificate Proposed Development
25/1001/FFU	<p>32A High Street, Bagshot, Surrey, GU19 5AZ Change of use of the first floor from (Class E) Office to a (Class C3) 1-bedroomed flat.</p> <p>NO OBJECTION</p>	FPA
25/1035/FFU	<p>30 Cedar Close, Bagshot, Surrey, GU19 5AD Erection of single storey rear extension following demolition of existing conservatory.</p> <p>NO OBJECTION</p>	FPA
25/1048/FFU	<p>65 Hawkesworth Drive, Bagshot, Surrey, GU19 5QY Erection of first floor side extension, conversion of loft to habitable accommodation with dormers and roof lights, part garage conversion, and changes to fenestration.</p> <p>OBJECTION for the following reasons:</p> <ul style="list-style-type: none"> • The extension would increase the property from 3 bedrooms to 7, representing a substantial increase. • Out of character with the area. • Overdevelopment of the site. • Loss of privacy- the inclusion of a large dormer raises concerns about overlooking and loss of privacy for adjacent properties. 	FPA
25/0611/FFU	<p>Casa Mia Bridge Road Bagshot Surrey GU19 5AT Part retrospective application for repositioned front boundary wall, metal access gate and fencing and proposed creation of new vehicle access/dropped kerb. Appeal Ref: APP/D3640/D/25/3373850 As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments. If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by 30th October 2025.</p>	APPEAL

	Members noted the Appeal.	
25/1031/NMA	<p>Solstrand Station Road Bagshot Surrey GU19 5AS Non-material amendment to planning permission 21/1176/FFU to allow for the external landscaping to be altered.</p> <p>Members noted that planning consent was granted on 8th October 2025, despite the consultation expiry date listed on the SHBC website being 23rd October 2025. Members have questioned why consultee feedback was still being invited.</p>	Non Material Amendment
25/1064/DTC	<p>175 London Road, Bagshot, Surrey, GU19 5DH Submission of details pursuant to condition 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>Members noted the application and rely on SHBC's expertise to establish whether the details supplied meet Condition 23 of planning permission 19/0695/FFU</p>	Details to Comply
	Windlesham Applications	
25/1065/FFU	<p>Vanya Cottage, 1 Orchard Hill, Windlesham, Surrey, GU20 6DB Retrospective application for erection of an annexe for ancillary residential use to the main dwellinghouse, including ramp and decking and proposed erection of a 1.8m-high boundary screen.</p> <p>OBJECTION for the following reasons: WPC objected to the original application for this annexe, highlighting issues of scale and dominance and the negative effect on the residential amenity of neighbours, in particular, loss of privacy and light (24/0056/FFU). Planning permission was granted but the annexe has been constructed with raised decking and a ramp, which were not part of the original approval. An application was submitted for the raised decking, to which WPC also objected, but this has been withdrawn (25/0166/FFU). Several immediate neighbours objected to this application, citing loss of privacy and light and commenting that people can see directly into their houses and gardens from the raised decking. This is a retrospective application for the whole annexe, as constructed, with the decking and ramp, together with a boundary screen. We object for the same reasons previously given, namely loss of privacy and light, scale and dominance. If permission is granted, members request that comparable conditions are in place as for the original application 24/0056/FFU. In particular, the annexe should only be used for purposes ancillary to the main dwelling, should remain within</p>	FFU

	the curtilage of the main dwelling and should not be sold, sub-let or rented independently.	
25/1040/GPE	<p>Braeholme, Rectory Lane, Windlesham, Surrey, GU20 6BW Prior approval for a larger home extension (Schedule 2, Part 1, Class A) with a maximum depth of 6 metres, a maximum height of 3 metres and an eaves height of 3 metres following demolition of existing conservatory.</p> <p>COMMENT as follows: Members feel that full planning permission might be required in view of the size of the extension (single storey rear extension of approximately 6m), the Green Belt location and the fact that the house has had previous significant extensions. The plans dated 15 September 2025 for the related case 25/1013/CES (relating to this property) show that the house already has a two-storey side extension (garage and utility room/WC and two bedrooms) and the rear conservatory (to be demolished). Extensions of more than 30% are generally considered disproportionate additions over and above the size of the original dwelling and are therefore inappropriate development in the Green Belt. Members would expect calculations to be provided for consideration by SHBC. As this is a large extension, it will be subject to the neighbour consultation scheme to assess the impact of the proposed development on the amenity of their property. We request that SHBC consider whether the extension could result in loss of light for the immediate neighbour.</p>	Class A Part 1
25/1026/FFU	<p>Land East Of New Place, London Road, Sunningdale, Ascot, Windsor And Maidenhead Erection of detached dwelling with associated landscaping and parking.</p> <p>OBJECTION for the following reasons: The applicant submitted and subsequently withdrew an application on this site for a similar dwelling earlier this year (25/0664/FFU). WPC objected to this earlier application, citing an objection raised by the Environment Agency. The Environment Agency stated that they considered the site to be within Flood Zones 2 and 3 (medium and high risk of flooding respectively) and that part of the site was within Flood Zone 3b (functional floodplain). The Environment Agency also stated that a Flood Risk Assessment should be carried out. In this new application, the applicant states (Planning Statement clause 2.6) that the site is not at risk of flooding. To date, there is no submission by the Environment Agency. Members request that SHBC clarify the position in relation to flood risk and liaise with the Environment Agency if required. Members have noted that in this application, the extent of the development site is reduced on the northern edge when compared with application 25/0664/FFU. This is shown by the outlines in red on the two sets of plans entitled "location and block plans" and "site layout and roof plan". It is possible that</p>	FPA

	<p>this relates to the potential flood risk issue and we ask SHBC to clarify this point. The letter from the Environment Agency dated 18 July 2025 relating to application 25/0664/FFU states on the second page in relation to Flood Zone 3b: “The new national model, which was published 25th March 2025, shows the north of the site to be within the 3.3% AEP flood extent.”</p> <p>WPC queried in its objection to application 25/0664/FFU whether the site meets the conditions for “previously developed land” or “grey belt land” and we defer to the expertise of SHBC in this respect.</p> <p>Members request that SHBC establish that the proposed noise barriers can be installed without a negative impact on the retained trees.</p>	
25/1012/GPT	<p>Telecommunications Mast, Chertsey Road, Windlesham, Surrey</p> <p>Notification under Regulation 5 of the Electronic Communications Code Regulations 2017 for upgrade of an existing telecommunications base station comprising the addition of 3 no. new antennas on proposed support poles, the relocation of 3no. existing antennas and 2no. dishes onto proposed support poles, together with the removal of 1no. equipment cabinet and the replacement with 1no. new equipment cabinet and ancillary development.</p> <p>This is a notification of the proposed upgrade of the existing telecommunications base on Chertsey Road as general permitted development. SHBC resolved “no objection” on 29 September 2025. The proposal was considered at WPC’s planning meeting on 24 September 2025 (as WPC had been consulted directly) and members resolved to ask several questions.</p>	General Permitted Development Telecoms
25/0948/DTC	<p>Cedars Garden Nursery, Church Road, Windlesham, Surrey, GU20 6BL</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>COMMENT as follows: WPC has recently submitted comments on this application on 29 September 2025. Members note that updated versions of two of the reports have been uploaded. We support the new details concerning the protective fencing and buffer zones in relation to the orchard and hedgerows contained in the revised Ecological Enhancement and Management Plan but otherwise have no further comments.</p>	Details to Comply
	Lightwater Applications	
25/0581/FFU	21 Heronscourt, Lightwater, Surrey GU18 5SW	APPEAL

	<p>Erection of part single part two storey front and side extensions following demolition of existing garage, conversion of loft to create habitable accommodation with roof lights. Installation of solar panels and air source heat pump with changes to fenestrations and landscaping.</p> <p>Appeal Reference: APP/D3640/D/25/3373030</p> <p>As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. If you wish to withdraw any representations you made on the application, you must make this request to the by 22nd October 2025.</p> <p>Members noted the Appeal.</p>	
25/1066/ADV	<p>39 Guildford Road, Lightwater, Surrey, GU18 5SA</p> <p>Application for advertisement consent for the display of 1 x Folded aluminium sign 6.05m above the ground. 0.62m (H) x 4.5m (W) x 0.05m(D). 1x Entrance acrylic signage with face applied vinyl 1x Sign 0.581m (H) x 0.644m (W) x 0.05m(D). 1 x Sign Size 0.194m (H) x 0.976m (W) x 0.05m (D). 1 x Sign Size 1.70m (H) x 0.795m (W) x 0.05m (D).</p> <p>NO OBJECTION to the signs on the main entrance, however, OBJECTION to the high-level sign for the following reasons:</p> <ul style="list-style-type: none"> • Out of character in the area. • The sign is disproportionately large. 	Advert
25/1082/PMR	<p>48 Grasmere Road, Lightwater, Surrey, GU18 5TJ</p> <p>Application to remove condition 1 (development shall begin within one year) of planning permission 24/0696/FFU (Erection of 2 detached dwellings with associated parking and landscaping following demolition of existing bungalow).</p> <p>NO OBJECTION.</p>	Relaxation/M odification

There being no further business, the meeting closed at 11:31