



# **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 Tuesday 28<sup>th</sup> October 2025 at 6:30pm at St Anne's Church Centre, Church Road, Bagshot.

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

**In attendance:** Joanna Whitfield – Clerk

Cllr Stevens took the Chair

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

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<b>PLAN/25/48</b>	<b>Apologies for absence</b>  No apologies.
<b>PLAN/25/49</b>	<b>Declarations of interest</b>  None
<b>PLAN/25/50</b>	<b>Public question time</b>  No public were present.
<b>PLAN/25/51</b>	<b>Exclusion of the press and public</b>  No Exclusions to the press and public.
<b>PLAN/25/52</b>	<b>To consider a response to a Royal Borough of Windsor and Maidenhead Consultation</b>  Members resolved not to respond.
<b>PLAN/25/53</b>	<b>To consider a response to a Runnymede Borough Council Consultation</b>  Members resolved not to respond.
<b>PLAN/25/54</b>	<b>To consider planning applications and planning appeals received prior to this meeting:</b>

	<b>Bagshot Applications</b>	
25/1018/CES	<p><b>7 Gloucester Road, Bagshot, Surrey, GU19 5LR</b> Lawful certificate for a proposed dropped kerb</p> <p><b>No Objection</b></p>	Certificate Proposed Development
25/1079/CEU	<p><b>175 London Road Bagshot Surrey GU19 5DH</b> Certificate of existing lawful development from the demolition of an outbuilding for the confirmation of the lawful implementation of the planning permission 19/0695/FFU (granted on appeal 3284097)</p> <p><b>Members accepted that the development has begun, and a certificate of lawful development may be issued.</b></p>	Certificate of Existing Use
25/1087/GPE	<p><b>Akwaba Dukes Covert Bagshot Surrey GU19 5HU</b> Prior approval for a larger home extension (Schedule 2, Part 1, Class A) with a maximum depth of 5.45 metres, a maximum height of 3.85 metres and an eaves height of 3.85 metres.</p> <p><b>Comment: Although Members might not object to these applications individually (25/1087/GPE, 25/1088/CES, 25/1089/CES), they consider the cumulative impact of these proposals to constitute overdevelopment of the site. Members ask that SHBC planners establish which, if any, of the proposed plans the applicants intend to implement and in what sequence. Furthermore, Members believe that collectively they should be subject to the same considerations of causing harm to the openness of the green belt as the previously refused full planning application (25/0450/FFU).</b></p>	Class A Part 1
25/1088/CES	<p><b>Akwaba Dukes Covert Bagshot Surrey GU19 5HU</b> Certificate of lawfulness for the proposed conversion of loft to habitable accommodation facilitated through hip-to-half hip enlargements to the side, hip-to-gable enlargement to the rear, replacement rear dormer and installation of roof lights.</p> <p><b>Comment: Although Members might not object to these applications individually (25/1087/GPE, 25/1088/CES, 25/1089/CES), they consider the cumulative impact of these proposals to constitute overdevelopment of the site. Members ask that SHBC planners establish which, if any, of the proposed plans the applicants intend to implement and in what sequence. Furthermore, Members believe that collectively they should be subject to the same considerations of causing harm to the openness of the green belt as the previously refused full planning application (25/0450/FFU).</b></p>	Certificate Proposed Development
25/1089/CES	<p><b>Akwaba Dukes Covert Bagshot Surrey GU19 5HU</b> Certificate of lawfulness for the proposed erection of single storey rear extensions, front porch extension, single storey side extension forming garage following the conversion of existing garage to habitable accommodation.</p>	Certificate Proposed Development

	<p><b>Comment: Although Members might not object to these applications individually (25/1087/GPE, 25/1088/CES, 25/1089/CES), they consider the cumulative impact of these proposals to constitute overdevelopment of the site. Members ask that SHBC planners establish which, if any, of the proposed plans the applicants intend to implement and in what sequence. Furthermore, Members believe that collectively they should be subject to the same considerations of causing harm to the openness of the green belt as the previously refused full planning application (25/0450/FFU).</b></p>	
	<b>Lightwater Applications</b>	
25/1073/FFU	<p><b>2A Macdonald Road, Lightwater, Surrey, GU18 5TN</b>  Alterations to existing boundary treatment, including erection of new fence, creation of new vehicular access from Macdonald Road, formation of driveway and associated hard and soft landscaping works.</p> <p><b>No Objection, subject to satisfactory answers to the questions raised by Highways.</b></p>	FPA
25/1081/FFU	<p><b>43 - 45 Guildford Road, Lightwater, Surrey, GU18 5SA</b>  Retrospective planning permission for retention of roller shutters and two air conditioning units.</p> <p><b>No Objection</b></p>	FPA
25/1115/FFU	<p><b>Ripples End, Windermere Road, Lightwater, Surrey, GU18 5TH</b>  Erection of a first floor rear extension, part conversion of garage into habitable space and changes to fenestration.</p> <p><b>No Objection</b></p>	FPA
25/1097/DTC	<p><b>Lightwater Leisure Centre, Lightwater Country Park, The Avenue, Lightwater, Surrey, GU18 5RG</b>  Submission of details to comply with Condition 3 (Materials), Condition 5 (Noise and Lighting Management Plan) and Condition 11 (Pedestrian Management Plan) attached to planning permission 24/0156/FFU for 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 acknowledged the submissions and deferred to the planning authority to determine whether they satisfy the relevant conditions, particularly in light of the recently announced plans to resurface the access road.</b></p>	Details to comply
	<b>Windlesham Applications</b>	
25/1013/CES	<p><b>Little Bay Trees Rectory Lane Windlesham Surrey GU20 6BW</b>  Certificate of lawfulness for the proposed erection of a two storey rear extension following demolition of existing rear projection, conversion of garage into habitable space, erection of front porch, ancillary outbuilding and associated internal works.</p> <p><b>OBJECTION</b> for the following reasons:</p>	Certificate Proposed Development

	<p>Members felt that full planning permission is required in view of the scale of the proposed works, the Green Belt location and the fact that the house has had previous significant extensions. Permission is sought for a two-storey rear extension. The submitted plans dated 15 September 2025 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. We would expect calculations to be provided for consideration by SHBC.</p> <p>It is noted that there is a second application for a single storey rear extension of approximately 6m in depth (25/1040/GPE), on which WPC has already commented. It is not clear to us whether the applicant is seeking to combine the two applications, and this should be clarified.</p> <p>Regarding the proposed outbuilding, although the height is given, the length and width do not appear to be stated. The scale on the plans for the proposed outbuilding suggest dimensions of 10m x 5m, which is sizeable. In our view, consideration needs to be given as to whether this is incidental or primary living accommodation, the potential impact on the Green Belt and any loss of amenity for the immediate neighbour (in particular, loss of light).</p>	
25/1095/DTC	<p><b>Heathpark Wood, Heathpark Drive, Windlesham, Surrey</b> Submission of details to comply with condition 5 (boundary finishes) pursuant to approval of reserved matters 20/0318/RRM.</p> <p><b>Members resolved to COMMENT as follows:</b> Condition 5 states: “Prior to the erection of any boundary fencing approved pursuant to condition 3 above, details of the colour finish to be used shall be submitted to the Local Planning Authority for approval in writing. The fencing shall then be finished in the approved colour finish prior to the occupation of the dwelling to which it relates.”</p> <p>Several documents have been submitted which do not relate to fencing colour. The document titled “Boundary treatment samples details” includes photographs of two types of fences, both of which appear to be natural wood without any colour treatment. We request that SHBC clarify whether the fences will have a colour finish and confirm whether the proposed colour finish is approved pursuant to condition 5.</p>	Details to comply
25/1086/DTC	<p><b>Building D Windlesham Campus London Road Windlesham Surrey GU20 6PP</b> Details to comply with condition 3 (materials) and 5 (drainage) of application ref: 25/0287/FFU granted 24 June 2025.</p> <p><b>Members resolved to COMMENT as follows:</b> The documents provided appear to be comprehensive, but they are of a technical nature and we rely on the expertise of SHBC to ensure that they meet the requirements of conditions 3 and 5, including viewing samples of the materials.</p>	Details to comply

	<b>It is noted that WPC's submission to the main application (25/0287/FFU) does not appear on SHBC's planning portal. It was debated at WPC's planning meeting on 29 April 2025 and included again on the agenda for the planning meeting of 10 June 2025, where it was noted that WPC's submission had not been uploaded.</b>	
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**There being no further business, the meeting closed at 18:52**