



Windlesham Parish Council

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

Held on Wednesday 28th January 2026 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

Cllr Stevens took the Chair

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

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PLAN/25/79	Apologies for absence No apologies for absence.
PLAN/25/80	Declarations of interest Cllr Stevens declared a non-pecuniary interest in application no. 26/0041/FFU, noting that he knows the applicant.
PLAN/25/81	Public question time No Public Questions.
PLAN/25/82	Exclusion of the press and public No Exclusions to the press and public.
PLAN/25/83	To consider planning applications and planning appeals received prior to this meeting:

	Bagshot Applications		
26/0025/GPE	<p>Akwaba, Dukes Covert, Bagshot, Surrey, GU19 5HU</p> <p>Prior approval for a larger home extension (Schedule 2, Part 1, Class A) with a maximum depth of 7.60 metres, a maximum height of 3.85 metres and an eaves height of 3.85 metres.</p> <p>No objection with the following comment:</p> <p>Members request that SHBC please check whether the proposal exceeds the 30% Green Belt threshold for permitted development, taking into consideration all applications linked to this scheme.</p>	Class A Part 1	13 th February 2026
26/0039/FFU	<p>23 Manor Way, Bagshot, Surrey, GU19 5JZ</p> <p>Erection of single storey rear/side extension following demolition of conservatory and lean to.</p> <p>No objection</p>	FPA	18 th February 2026
26/0004/FFU	<p>Pennyhill Park Hotel And Spa, London Road, Bagshot, Surrey, GU19 5EU</p> <p>Proposed new training pitch for RFU, FA and NFL teams and replacement groundkeepers store building with associated works including alterations to ground levels.</p> <p>No objection with the following comment:</p> <p>Members requested that the groundworks required to achieve the new levels be carefully assessed to ensure no adverse impacts. They also highlighted the need to consider potential lighting issues, particularly concerns regarding the use of floodlights. Members asked that SHBC review these matters thoroughly.</p>	FPA	20 th February 2026
25/1293/NMA	<p>175 London Road, Bagshot, Surrey, GU19 5DH</p> <p>Non-material amendment to planning permission 19/0695/FFU (approved by appeal ref APP/D3640/W/21/3284097) allow for the amendment to agree details for Condition 19</p>	Non-Material Amendment	

	<p>(drainage) from before commencement to prior to development above slab level.</p> <p>Objection for the following reasons: A drainage survey should be carried out before any work starts as once the slab is in place, it will be much harder to assess and correct any problems.</p>		
	Lightwater Applications		
26/0035/FFU	<p>147 Macdonald Road, Lightwater, Surrey, GU18 5UR</p> <p>Erection of part single/part two storey rear extensions, roof alterations, fenestration changes and part garage conversion to habitable accommodation.</p> <p>No objection</p>	FPA	18 th February 2026
26/0042/FFU	<p>24A Broadway Road, Lightwater, Surrey, GU18 5SJ</p> <p>Application to increase width of existing dropped kerb.</p> <p>No objection</p>	FPA	19 th February 2026
26/0041/FFU	<p>Tidgewood, 146 Macdonald Road, Lightwater, Surrey, GU18 5YA</p> <p>Erection of ground floor front and rear extensions and roof alterations to form a canopy and provide two additional first floor balconies and an extension to the existing balcony, alterations to dormers, external materials and fenestration.</p> <p>No objection</p>	FPA	20 th February 2026
26/0023/DTC	<p>140 Guildford Road Lightwater Surrey GU18 5RW</p> <p>Submission of details to comply with condition 3 (Soil sample analysis) relating to application 25/0788/FFU for the erection of raised decking and landscaping works including increased levels to the rear garden.</p> <p>Members noted the soil sample report and rely on SHBC to ensure condition 3 is complied with.</p>	Details to Comply	
	Windlesham Applications		

24/0428/OOU	<p>Land At Snows Ride, Windlesham, Surrey, GU20 6LA</p> <p>Outline planning application with all matters reserved other than means of access, for mixed residential development comprising up to 154 Integrated Retirement Community units (Use Class C2) and 33 dwellings (Use Class C3), together with a GP Surgery, the creation of Suitable Alternative Natural Greenspace, landscaping, car parking, access, maintenance workshop, refuse storage, and communal facilities.</p> <p>APPEAL REF: 6002295</p> <p>There are 2 options to respond-</p> <ul style="list-style-type: none"> • Apply for Rule 6 (take part in the Inquiry and present evidence on a formal basis). or • Make comments, or modify/withdraw previous representation <p>Members unanimously resolved not to apply for Rule 6. They confirmed that Windlesham Parish Council’s previous representations remain valid and do not require amendment. Members also noted that WPC’s objection to application 24/0428/OOU has been forwarded by SHBC to both the Planning Inspectorate and the appellant as part of the standard appeal process and will be considered by the Inspector when determining the appeal.</p> <p>Members understand that SHBC, as the Local Planning Authority, will take part in the inquiry as a main party and will oppose the appeal, following its refusal of planning permission under application 24/0428/OOU, the date of the decision being 6 June 2025.</p>	APPEAL	17 th February 2026
26/0016/NMA	<p>Land East Of St Margarets Woodlands Lane Windlesham Surrey GU20 6AS</p> <p>Application under S96a (non-material amendment) to application ref 23/0080/FFU to alter the wording of conditions 3, 4, 12, 14 and 20 to amend the triggers of the conditions.</p> <p>Objection for the following reasons: This application seeks to amend the triggers for five planning conditions to allow work to</p>	Non-Material Amendment	

start on site prior to the conditions being formally discharged. Members understand from the proposed new wording for the conditions that the applicant seeks to carry out above ground works. As the site is wooded, we assume this will involve the felling or uprooting of the trees.

Condition 3 requires the submission and approval of samples and details of the external materials. Condition 4 requires details of windows and doors, including reveals, recess dimensions and material. Members feel that the applicant should know what materials, doors and windows it intends to use at this stage. There is a concern that if SHBC does not approve these materials and details prior to commencement, an application could be submitted at a later date which could result in the development having a different appearance to that originally proposed and agreed. The reason given for both conditions is “in the interests of visual amenities of the area.”

Condition 12 requires the submission and agreement by SHBC of a surface water drainage scheme. This condition should be fully satisfied before works commence to ensure that a viable scheme can be implemented. On a neighbouring site, a similar trigger condition was amended, and it transpired that surface water would need to be discharged into the foul sewer. The soil type on this site is likely to be comparable, and the area is already prone to flooding.

Condition 14 requires the implementation of a program of archaeological work, to be conducted in accordance with a written scheme of investigation approved by SHBC. The condition states that this is because the site lies within an area of archaeological potential, particularly for prehistoric remains. We feel that the felling or uprooting of the trees is likely to disturb archaeological remains.

Condition 20 relates to the construction of vehicular access. In our view it would be appropriate to consult Surrey County Highways to obtain their advice as to whether site clearance and the setting out of the access can be carried out prior to construction of vehicular access and provision of visibility splays. We suspect

	that there could be safety issues as we anticipate that the clearance of the woodland will involve large and heavy vehicles and machinery.		
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There being no further business, the meeting closed at 11:27