



Windlesham Parish Council

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

Held on 19th May 2026 6.30pm at St Anne's Church Centre, 43 Church Road, Bagshot

Bagshot Cllrs		Lightwater Cllrs		Windlesham Cllrs	
White	P	Turner	P	Marr	P
Du-Cann	P	Harris	A		

In attendance: Joanna Whitfield – Clerk to the Council

Cllr Marr took the Chair

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

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PLAN/26/10	To elect a Chair of the Committee for the meeting Due to changes in Committee membership and the Annual Meeting of the Council scheduled for 19 May, a Chair for the Committee will be formally appointed for the ensuing municipal year following that meeting. In the interim, a Chair for this meeting was elected, and Cllr Marr was appointed unanimously.
PLAN/26/11	Apologies for absence Apologies were received from Cllr Harris.
PLAN/26/12	Declarations of interest No declarations of interest.
PLAN/26/13	Public question time No Public Questions.
PLAN/26/14	Exclusion of the press and public No Exclusions to the press and public.
PLAN/26/15	To consider planning applications and planning appeals received prior to this meeting

	Bagshot Applications	
26/0330/ADV	1 High Street, Bagshot, Surrey, GU19 5AG Application for advertisement consent to replace non illuminated and illuminated signage and external lighting. It was resolved NO OBJECTION, subject to a condition that the external lighting and illuminated signage being turned off outside normal hours.	Advert
	Lightwater Applications	
26/0358/CES	20 Ridgeway Close, Lightwater, Surrey, GU18 5XU Certificate of lawfulness for the proposed erection of a single storey rear extension following demolition of existing conservatory, erection of a front porch, conversion of garage to habitable accommodation with minor external alterations, and insertion of rear rooflight and ground floor flank windows. NO OBJECTION	Certificate Proposed Development
	Windlesham Applications	
26/0371/FFU	The Orchard, Church Road, Windlesham, Surrey, GU20 6BL Erection of single-storey side extension and a detached single garage and car port. Members resolved to COMMENT as follows: The application is for a single storey extension comprising an enlargement to the boot room, a link corridor and a studio room together with a detached structure, consisting of an enclosed garage and an open-sided car port. The property is in the Green Belt and within a conservation area. Extensions to properties within the Green Belt are not deemed to be inappropriate provided they do not result in a disproportionate addition over and above the size of the original building. The proposed plans and elevations include calculations showing that the proposed works, when taken together (including the garage/carport), would result in an increase in floorspace of 71.865m² (29.28%) and volume of 204.013m³ (23.129%). Increases of up to 30% are generally considered acceptable. The increase in floorspace is on the margins of acceptability under this metric. We request that SHBC consider the planning history (under the address Cedars Garden Nursery) and wider context, in determining whether the proposal is inappropriate development in the Green Belt. Prior to construction of this property, which has only recently been completed, the site was a plant nursery, with a glasshouse, 2 polytunnels and a small shed/shop. When this dwelling was approved (25/0425/FFU), careful consideration was given as to whether it would result in an increase in floor space, footprint, volume, height and hardstanding (cl 6.4.2 Officer's report), when compared with the nursery. We also request that consideration is given as to whether this proposal could have a negative impact on the adjacent Cedars Court and Cedar House and Birch Hall which is opposite, all of which are Grade 2 listed buildings.	FPA

26/0344/FFU	Brockset , Kennel Lane, Windlesham, Surrey, GU20 6AA Erection of outbuilding following demolition of existing shed. Members resolved NO OBJECTION with the following COMMENT: We request a condition that the outbuilding should only be used for purposes ancillary to the main dwelling (the proposed use being a home office/utility room with separate toilet and shower room), and should not be used as separate residential accommodation, sold, sub-let or rented independently and should remain within the curtilage of the main dwelling.	FPA
26/0372/PMR	6 Kent Road, Windlesham, Surrey, GU20 6JF Application under Section 73 of the Town and Country Planning Act to vary condition 3 (external materials) of planning permission 25/0776/FFU (Erection of a two-storey side extension, side dormer window, conversion of loft into living space and new front porch.) to change approved timber cladding to hung tiles. NO OBJECTION	Relaxation/M odification
26/0276/PMR	Heathpark Wood, Heathpark Drive, Windlesham, Surrey Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary the timing for the prior agreement and provision of cycle improvements required under Condition 31 of outline planning permission 15/0590 (relating to outline planning permission for the erection up to 140 dwellings and community facilities, with associated landscaping, open space, car parking and access from Woodlands Lane, and use of land to provide publicly accessible recreation space (SANG) - details of access only to be agreed) Members resolved to COMMENT as follows: <u>Proposed change in wording:</u> Condition 31 states that “no dwelling hereby permitted shall be occupied until the existing footway along the north side of Woodlands Lane between the access to the site and Updown Hill has been converted into a shared footway/cycleway, to include any trimming of vegetation, signs, road markings, and any other necessary works, in accordance with details which shall first have been submitted to and approved in writing by the local planning authority.” The proposed wording, as set out in the Application Form, is “details of a scheme of footpath improvements and speed reduction measures along Woodlands Lane between the access to the site and Updown Hill to accommodate pedestrians and cyclists is to be agreed by the local planning authority prior to occupation of the 100th dwelling.” <u>Timing:</u> The proposed change would result in a substantial delay to the works. This is regrettable as permission (including	Relaxation/M odification

	condition 31) was originally granted on 26 July 2017. The current condition requires the developer to have completed the works before a single house can be occupied. However, under the revised condition, up to 100 houses can be occupied before the scheme even has to be agreed by the LPA, let alone commenced or completed. If this application is granted, there should be a timescale to ensure that this is progressed within a reasonable timeframe and a legally binding commitment by the developer to make the required financial contribution. It is noted that it is proposed that there will be a standalone Section 278 agreement supplemented by a developer contribution towards the wider 20mph zone scheme. Nature of works: This application requests a variation in timing. However, the changes proposed relate not only to timing but to the nature of the works themselves. The parties involved (Surrey County Council, SHBC and the applicant) have agreed that a shared footway/cycleway is not feasible due to the narrow carriageway and footpaths. As an alternative, it is proposed to introduce a 20mph limit supported by traffic calming measures on Woodlands Lane in the form of 5 speed humps. This will form part of a wider traffic calming scheme. It should be confirmed that this is the correct procedure for a major change in the nature of the works and that they can be classed as a variation. It should be ensured that traffic calming measures along Woodlands Lane are considered in the broader context of surrounding roads, including but not limited to Heathpark Drive, and do not result in the displacement of traffic along other roads. Safety: We query whether the speed humps will be a hazard for cyclists, whereas the aim of the original condition was to protect cyclists. There are currently four developments under construction in close proximity, each of which will have an exit onto Woodlands Lane. We feel it is essential that the 20mph zone incorporates all four entrances to ensure the safety of all road users, cyclists and pedestrians. This appears to be the intention as it is stated that the approach will be to reduce the speed limit to 20mph up to the existing 30mph speed limit change. Consultation: We query whether there should be consultation with residents on the traffic calming measures under discussion. Residents have consistently expressed a desire for zebra crossings (there are currently none in the village) and this could perhaps be considered between the development and the SANG.	
26/0380/FFU	Netherfield, Church Road, Windlesham, Surrey, GU20 6BT Erection of an orangery to rear. NO OBJECTION	FPA

26/0388/FFU	Matthews Corner Garage, Matthews Corner, Church Road, Windlesham, Surrey, GU20 6BH Erection of 6 no. dwellings in the form of 2 no. two storey terraced buildings (comprising 3 no. 2 bed and 3 no. 3 beds), associated parking, access and landscaping, following demolition of the existing buildings on site (Existing dwelling of Shanklin to be retained). Members resolved to OBJECT for the following reasons: This application is the same as the previously approved application 25/0393/FFU, other than a separate access for the dwelling “Shanklin” onto Church Road. The previous consent was granted on 29 July 2025, with a condition that the development should commence within one year. We understand that Surrey County Highways Authority will consider whether the separate access for Shanklin, located immediately next to the entrance for the proposed development, could give rise to safety issues for pedestrians or road users. WPC objected to the previous application, as did several residents. We still have the same concerns, which are summarised as follows. Density: The proposal is for two blocks of three houses (each a terrace) with associated parking. This exceeds the established density and ratio of building footprint to open space development in the surrounding area, contrary to Policy WNP2.1 of the Windlesham Neighbourhood Plan and constitutes overdevelopment of the site. There is an associated concern of the frontage of one of the housing groups being very close to Kennel Lane itself, with the front doors opening onto a hedge. They should ideally be set back further from the road. Style and separation: The cramped nature of the proposal would not maintain the style and separation between buildings of the surrounding area, contravening Policy WNP2.1 of the Windlesham Neighbourhood Plan. Conservation area: The site is in the Green Belt and the Church Road Conservation Area. It is situated close to Walnut Tree Farm, a Grade 2 listed property, and to several listed “Buildings of Importance” along Church Road and Kennel Lane. If not developed sympathetically, this could detract from and diminish the entire character of the Church Road Conservation Area. Parking: There is a concern that the development could lead to increased parking near the junction between Church Road and Kennel Lane, forcing traffic onto the wrong side of the road close to a blind bend on Church Road. Visibility is already poor at this junction due to bends in Kennel Lane.	FPA
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There being no further business, the meeting closed at 18:50