



Windlesham Parish Council

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

Held on Tuesday 24th June 2025 at 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	Stevens	A		

In attendance: Joanna Whitfield - Clerk
2 x Members of the Public
Cllr Tear – SCC Councillor

Cllr Marr took the Chair

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

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PLAN/25/09	Apologies for absence Apologies were received and accepted from Cllr Stevens.
PLAN/25/10	Declarations of interest None
PLAN/25/11	Public question time No public questions.
PLAN/25/12	Exclusion of the press and public No Exclusions to the press and public.
PLAN/25/13	To consider a response to a Runnymede Borough Council consultation: Consultation on the Update to the Runnymede Affordable Housing Supplementary Planning Document (SPD) Members resolved not to comment.
PLAN/25/14	To consider planning applications and planning appeals received prior to this meeting:

	Bagshot Applications	
25/0611/FFU	<p>Casa Mia, Bridge Road, Bagshot, Surrey, GU19 5AT Retrospective application for repositioned front boundary wall, metal access gate and fencing and proposed creation of new vehicle access/dropped kerb.</p> <p>Members resolved no objection to the application, subject to confirmation from the Highways Authority that the proposals, including the relocated boundary treatment and new vehicle access, do not adversely impact pedestrian or vehicular safety. The Parish Council requests that particular attention be given to sightlines and the safe manoeuvring of vehicles.</p>	FPA
25/0524/PMR	<p>Gloucester Hall Gloucester Gardens Bagshot Surrey GU19 5NU Application to vary condition 4 (use class) of planning permission 18/0061 (which restricts the use of the premises to a sports therapy clinic/Pilates classes (formerly Use Class D1)) to permit a wider range of uses which would otherwise be permissible under use Class E(d) and E(e).</p> <p>Members noted that they considered this application at the last planning meeting (10/06/25) and their objection has been logged on the SHBC planning portal together with additional objections, plus a newly logged "Objections to Transport and Noise Impact Statement" from concerned residents.</p>	Relaxation/ Modification
	Lightwater Applications	
25/0554/ADV	<p>Lakeview Care Home, Lightwater Road, Lightwater, Surrey, GU18 5XQ Advertisement consent for two wall mounted entrance signs, one overhead entrance sign, one totem sign and two promotional panel banners.</p> <p>No Objection</p>	Advert
25/0570/FFU	<p>48-50, Guildford Road, Lightwater, Surrey, GU18 5SD The installation of two air conditioning condenser units to the exterior east elevation.</p> <p>No Objection, subject to the findings of the noise assessment being carried out as recommended by the SHBC Environmental Health Officer.</p>	FPA
25/0581/FFU	<p>21 Heronscourt, Lightwater, Surrey, GU18 5SW 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>Members expressed concern that the proposed development may impact the established street scene and requested that Surrey</p>	FPA

	Heath Borough Council assess the application in accordance with the current Lightwater Village Design Statement. Further concerns were raised regarding the scale and massing of the proposal, as well as the potential noise impact arising from the operation of the air source heat pump	
25/0580/FFU	10 Sundew Close, Lightwater, Surrey, GU18 5SG Erection of a single storey rear extension, removal of existing fence and re-location of existing gate to extend driveway. No Objection	FPA
25/0275/FFU	81 Ambleside Road, Lightwater, Surrey, GU18 5UH Retrospective application for construction of a rear patio. APP/D3640/D/25/3366880 Householder Appeal: No opportunity to submit comments. Members noted that this application is a Householders' Appeal, and there was no opportunity to submit comments.	APPEAL
25/0602/FFU	15 Fox Covert, Lightwater, Surrey, GU18 5TU Erection of single storey front Garage and Porch extensions. No Objection	FPA
25/0575/CES	Willow Bank 6 Perry Way Lightwater Surrey GU18 5LB Certificate of lawfulness for the proposed extension to driveway, landscaping to the remaining front garden and side area and dropped kerb extension. No Objection	Certificate Proposed Developme nt
25/0577/DTC	99 - 101 Guildford Road Lightwater Surrey GU18 5SB Submission of details to comply with condition 4 (Facade Details) attached to planning permission 24/0136/FFU for Development of site to provide 21no. dwellings with associated access, hardstanding, landscaping and parking. Members were concerned that there was insufficient information and resolved to note the submission and rely on the expertise of SHBC planning officers to confirm that the details supplied meet the requirements of condition 4 (Facade Details) attached to planning permission 24/0136/FFU	Details to Comply
25/0578/DTC	99 - 101 Guildford Road Lightwater Surrey GU18 5SB Submission of details to comply with condition 16 (Landscape Management Plan) attached to planning permission 24/0136/FFU for Development of site to provide 21no. dwellings with associated access, hardstanding, landscaping and parking. Members resolved to note the submission and rely on the expertise of SHBC planning officers to confirm that the details supplied meet the requirements of condition 16 (Landscape Management Plan) attached to planning permission 24/0136/FFU	Details to Comply

25/0579/DTC	<p>99 - 101 Guildford Road, Lightwater, Surrey GU18 5SB</p> <p>Submission of details to comply with condition 19 (drainage) attached to planning permission 24/0136/FFU for Development of site to provide 21no. dwellings with associated access, hardstanding, landscaping and parking.</p> <p>Members resolved to note the submission and rely on the expertise of SHBC planning officers to confirm that the details supplied meet the requirements of condition 19 (Drainage) attached to planning permission 24/0136/FFU.</p> <p>However, Members wished to draw attention to the correspondence from Surrey County Council dated 10th June 2025, which indicates that the documentation submitted does not, in their view, discharge Condition 19. The letter includes a table outlining the additional information required to meet the condition satisfactorily</p>	Details to Comply
	Windlesham Applications	
24/0639/DTC	<p>Heathpark Wood, Heathpark Drive, Windlesham, Surrey</p> <p>Submission of details to comply with conditions 17 (construction transport management plan) and 24 (construction environmental management plan) pursuant to outline planning permission 15/0590 allowed on appeal dated 26 July 2017. Please note CEMP addendum Report rec'd 11.06.2025</p> <p>Members resolved to comment as follows:</p> <p><u>CEMP Addendum:</u> A CEMP addendum report has been submitted in relation to ecological matters, in response to concerns raised by the Surrey Wildlife Trust. It brings together existing material in relation to wildlife protection on site, notably about badgers, bats and birds.</p> <p>We share the concerns raised by the Trust that aspects of environmental protection during the construction phase might have fallen between the gaps, and therefore not been considered, as the relevant reports cross-refer.</p> <p>The final version of the LEMP prepared by Ecology Solutions dated November 2024 (application 24/0095/DTC) states (cl 5.2): "Impacts associated with the construction phase have not been considered here as these will be considered as part of the development of a Construction Environment Management Plan."</p> <p>However, the CTMP/CEMP prepared by Milestone Transport Planning (latest version April 2025) states (cl 4.26): "A Landscape and Ecological Management Plan (LEMP) is approved under the terms of the planning permission. This sets out a framework for safeguarding wildlife during construction."</p> <p>It is stated at page 4 of the CEMP Addendum that during construction, annual compliance checks will be carried out by an experienced ecologist. We query whether this is frequent enough.</p>	Details to Comply

	<p><u>The SANG:</u> We have a particular concern about the SANG and the potential impact on wildlife of the contaminants (notably plastics) within the haul road, and the wider area around the haul road, especially if animals are still foraging there.</p> <p><u>Conditions not yet signed off:</u> These two conditions relate to transport and environmental management during the construction phase. Construction is currently underway, with pile driving taking place where the trees have been removed. We query how this is permitted before formal sign off of conditions and whether and to what extent the CTMP/CEMP can be relied on at this stage.</p> <p><u>Noise and vibration:</u> Residents living near to the site have raised concerns with WPC (and at the latest Windlesham Village Committee meeting) about noise and vibration from the pile driving currently taking place. Particular issues cited are houses vibrating (with the potential to cause damage), inability to work from home, small children and babies unable to sleep during the day, impact on health and hearing and potential instability of remaining trees as a result of shaking of the root bed. We note the email from SHBC's scientific officer dated 13 June 2025 confirming that the Environmental Health Department has advised the Applicant that a Section 61 agreement is required to manage the noise, vibration and dust impacts of the project.</p> <p><u>Site construction traffic route:</u> The CTMP/CEMP sets out the proposed route for construction traffic to and from the site. We are receiving reports of significant numbers of construction lorries not following the designated routes and driving through Windlesham village, especially Church Road. This project is scheduled to take several years to complete and there are safety concerns with heavy vehicles taking routes which have not been officially assessed or approved.</p>	
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There being no further business, the meeting closed at 18:55