



**Windlesham Parish Council**

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

Held on Tuesday 24<sup>th</sup> March 2026 11:00am at Lightwater Library, Guildford Road, Lightwater.

Bagshot Cllrs		Lightwater Cllrs			Windlesham Cllrs	
White	P	Turner		A	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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<b>PLAN/25/95</b>	<b>Apologies for absence</b>  Apologies were received from Cllr Turner.
<b>PLAN/25/96</b>	<b>Declarations of interest</b>  No declarations of interest.
<b>PLAN/25/97</b>	<b>Public question time</b>  No public questions.
<b>PLAN/25/98</b>	<b>Exclusion of the press and public</b>  No Exclusions to the press and public.
<b>PLAN/25/99</b>	<b>To consider planning applications and planning appeals received prior to this meeting:</b>

	<b>Bagshot Applications</b>		
26/0159/FFU	<p><b>40 High Street, Bagshot, Surrey, GU19 5AZ</b> Change of use of existing dry cleaners (class E) to hot food takeaway (suis generis).</p> <p><b>Members resolved OBJECTION for the following reasons:</b></p> <p><b>Highways and Parking-</b> The proposed use as a hot food takeaway is likely to result in increased short-stay parking demand, delivery vehicles, and customer turnover in a highly constrained section of the High Street. The site benefits from only one on-site parking space, with double yellow lines directly outside the premises, which already limit parking and stopping opportunities. This raises concerns about unsafe parking, obstruction, and additional pressure on surrounding streets. The Council requests that Highways re-assess the application, including a site visit, to fully consider parking availability, access arrangements, and the cumulative impact on highway safety and the surrounding area.</p> <p><b>In addition, the presence of residential flats above the premises gives rise to concerns regarding odours associated with a hot food takeaway, which would adversely affect residential amenity.</b></p>	FPA	7 <sup>th</sup> April 2026
25/1293/NMA	<p><b>175 London Road, Bagshot, Surrey, GU19 5DH</b> Non-material amendment to planning permission 19/0695/FFU (approved by appeal ref APP/D3640/W/21/3284097) to remove Condition 16 (reptile mitigation strategy) and allow for the amendment to agree details for Condition 19 (drainage) from before commencement to prior to development above slab level.</p> <p><b>Members resolved OBJECTION for the following reasons:</b></p> <p><b>The Parish Council maintains its objection to this application, reiterating the concerns previously raised by Windlesham Parish Council and discussed at the meeting held on 28 January 2026.</b></p>	Non-Material Amendment	13 <sup>th</sup> April 2026

	<p><b>The Council remains concerned that, despite not being recorded when a survey was undertaken, reptiles have historically been identified in this locality. The existing planning conditions relating to ecology and drainage are in place for a reason and must be fully adhered to.</b></p> <p><b>In addition, the Council considers that a drainage survey should be carried out prior to the commencement of any works. Once a concrete slab or similar permanent structure is installed, it will be significantly more difficult to properly assess drainage conditions or to rectify any underlying issues.</b></p>		
26/0212/CES	<p><b>4 Gatfield Court, Bagshot, Surrey, GU19 5FT</b> Certificate of lawfulness for the proposed erection of a single storey rear extension with flue.</p> <p><b>NO OBJECTION</b></p>	Certificate Proposed Development	
	<b>Lightwater Applications</b>		
26/0221/FFU	<p><b>79 Ambleside Road, Lightwater, Surrey, GU18 5UH</b> Retrospective change of use of existing detached garage (Class C3) to provide a dog grooming and cycle repairs/maintenance service (Sui Generis).</p> <p><b>NO OBJECTION</b></p>	FPA	14 <sup>th</sup> April 2026
26/0182/CES	<p><b>30A Ambleside Road, Lightwater, Surrey, GU18 5TA</b> Certificate of lawfulness for the proposed replacement of ground floor roof to include parapet and roof light.</p> <p><b>NO OBJECTION</b></p>	Certificate Proposed Development	Not Available
26/0193/FFU	<p><b>7 Christie Close, Lightwater, Surrey, GU18 5UG</b> Installation of a repurposed shipping container, externally clad in cedar timber and incorporating a biodiverse green roof, to provide a private gym ancillary and incidental to the use of the main dwelling house.</p> <p><b>Members resolved OBJECTION for the following reasons:</b></p>	FPA	10 <sup>th</sup> April 2026

	<p>The proposal represents an overdevelopment of a site that is already overdeveloped, with concerns that the remaining garden space may be inadequate to accommodate an additional structure of this nature without harming residential amenity.</p> <p>The Council is also concerned that the development would be detrimental to the character and appearance of the area. While reference is made to timber cladding and a green roof, the application fails to provide sufficient detail regarding the exact dimensions, scale and final appearance of the structure. In the absence of clear drawings and specifications, it is not possible to properly assess the visual impact of the proposal or its relationship to neighbouring properties.</p>		
	<b>Windlesham Applications</b>		
26/0192/FFU	<p><b>39 Chertsey Road, Windlesham, GU20 6EW</b> Change of use of land from residential to play area for children's nursery.</p> <p><b>Members resolved NO OBJECTION with the following COMMENT:</b> Planning permission was previously granted for what appears to be the same proposal, but it has lapsed (21/0002/FFU). If granted, the same conditions should apply as before, including those relating to the height of the acoustic fence (2 metres), the maximum number of children allowed to play at any one time (20), the hours of play (9.30-10.30, noon-1.00 and 2.30-4.30 on weekdays only) and no climbing frames permitted.</p>	FPA	8 <sup>th</sup> April 2026
26/0203/PMR	<p><b>Windlesham Campus, Sunninghill Road, Windlesham, Surrey, GU20 6PP</b> Application under Section 73 of the Town and Country Planning Act to vary conditions 2 (plans), 4 (Biodiversity Net Gain and Ecological Environmental Management Plan) and 17 (landscaping) of application ref.21/1122/FFU granted 25 January 2022 to allow for a phased landscaping approach.</p> <p><b>Members resolved NO OBJECTION with the following COMMENT:</b></p>	Relaxation/Modification	9 <sup>th</sup> April 2026

	<p>We understand the following to be the case: SHBC has provided pre-application advice at a meeting on 9 May 2025 and in writing on 3 July 2025, the advice was positive and a Section 73 application was advised to be appropriate, on the basis that the proposed changes are not so significant as to be deemed material.</p> <p>The applicant seeks to phase the landscaping scheme and deliver it over multiple planting seasons, in line with the phased approach to occupying the various buildings, thus allowing the cost to be spread over a longer period. We have no objection in principle to this approach, provided the deferral period is not unreasonably long. We understand that the work will be carried out in three phases and that it should be completed at some point in 2028 (as set out in drawing ref APL-BDP-ZZ-00-DR-L-90252-P02).</p> <p>The proposed changes will deliver increased biodiversity of 8.07%, a slight uplift on the consented gain of 7.85%.</p> <p>The upper meadows will be retained as they currently exist due to the presence of an established badger sett. This seems an appropriate approach.</p>		
26/0031/DTC	<p><b>Land East Of St Margarets, Woodlands Lane, Windlesham, Surrey, GU20 6AS</b></p> <p>Submission of details to comply with condition conditions 6 (Construction Environmental Management Plan) &amp; 10 (Construction Traffic Management Plan) of planning permission 23/0080/FFU for Development of 20 affordable dwellings with new access from Woodlands Lane.</p> <p><b>Members resolved to COMMENT as follows:</b></p> <p><b>WPC has recently submitted comments on this application, uploaded on 13 February 2026. The applicant has subsequently submitted a concise addendum to the CEMP, in letter format, dated 16 March 2026, on which WPC is invited to comment.</b></p> <p><b>The Addendum responds to recommendations made by Surrey Wildlife Trust in relation to the need for an updated ground level preliminary tree roost assessment in relation to bats. The Addendum confirms that a suitably qualified ecologist will undertake such an assessment of all trees with bat roost potential prior to any works that may affect them. The assessment would advise whether further surveys were required and provide recommendations to</b></p>	Details to comply	13 <sup>th</sup> April 2026

	<p>inform the Bat Mitigation Strategy. It states that the results will be submitted to SHBC for approval before any works proceed in areas where trees with bat roost potential may be impacted.</p> <p>It should be noted that most, if not all, the trees on site have already been felled in the last few weeks, prior to the date of this Addendum. It is possible that the assessment has already been carried out, but if not, we feel it would be impossible at this stage.</p>		
26/0187/CES	<p><b>Oakwood Chertsey Road Windlesham Surrey GU20 6HY</b></p> <p>Certificate of lawfulness for the proposed erection 2m high enclosure to form games court.</p> <p><b>NO OBJECTION</b></p>	Certificate Proposed Development	Not Available
26/0206/PIP	<p><b>Snows Ride, Hatton Hill, Windlesham, Surrey, GU20 6AD</b></p> <p>Permission in Principle for the development of land at Snows Ride, Hatton Hill for up to 2 dwellings.</p> <p><b>Members resolved OBJECTION for the following reasons:</b></p> <p><b>Green Belt:</b> The proposal involves the demolition of the existing house and outbuildings and the construction of two substantial detached houses. This is a Green Belt location. Development in the Green Belt is inappropriate, damaging its openness, except in very special circumstances. Exceptions include the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces (cl 154(d) NPPF). The Type A house appears to be significantly larger than the one it will replace, although no calculations or floor plans of the existing house have been provided.</p> <p>The land to the rear on which the Type B house would be built appears to be previously undeveloped land, originally separate from the Snows Ride House site. It was the subject of a planning application for a terrace of 4 dwellings, which was refused (19/2218/FFU) for several reasons, including inappropriate development in the Green Belt with no very special circumstances. It was considered in the Officer's Report that the exception for limited infilling in villages did not apply.</p>	Planning in Principle	6 <sup>th</sup> April 2026

	<p>If the studio is to be treated as an independent dwelling, the Type B house is substantially larger and in a different location.</p> <p><b>Scale, dominance and privacy:</b> The houses would have 4 floors, including a basement with swimming pool, gym and cinema, and 6 bedrooms with associated bathrooms. The Type A house (next to the road) has a detached 3-car garage and the Type B house to the rear has a 3-car garage attached to the main house. Both houses are substantial in terms of bulk, scale and dominance and are likely to have a negative impact on the privacy of neighbouring properties.</p> <p><b>Windlesham Neighbourhood Plan:</b> The Windlesham Neighbourhood Plan (Policy WNP1.3) does not support this type of development. It supports planning applications for the replacement of large houses in large plots in the Green Belt with a small number of priority dwellings in a manner which ensures that the openness of the Green Belt is safeguarded.</p>		
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There being no further business, the meeting closed at 11:26