Windlesham Parish Council

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

Held on 22nd September 2026 at 6.30pm 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	-	Wheeler	A
		Stevens	P		

In attendance: Joanna Whitfield – Clerk to the Council

Cllr Stevens took the Chair

P - present A – apologies PA – part of meeting - no information
S – substitute A* - apologies accepted

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PLAN/26/48	**Apologies for absence** Apologies were received from Cllr Wheeler No apologies were received from Cllr Harris.
PLAN/26/49	**Declarations of interest** All Councillors declared a non-pecuniary interest in item 26/0776/CES
PLAN/26/49	**Public participation time** No public were present.
PLAN/26/50	**Exclusion of the press and public** To agree any items be dealt with after the public, including the press, have been excluded under S1(2) of the Public Bodies (Admission to Meetings) Act 1960: PLAN/26/54 To consider reasons for Councillor absences **Members agreed that the above item would be discussed in the confidential part of the meeting.**
PLAN/26/51	**To consider a Runnymede Local Plan Scoping Consultation** **It was resolved not to respond to this consultation.**

PLAN/26/52	**To consider a Surrey Heath Borough Council Planning Policy Consultation regarding the Local Plan Review Scoping and Engagement** **Members resolved to defer this item until the next planning meeting.**
PLAN/26/53	**To consider planning applications and planning appeals received prior to this meeting:**

	Bagshot Applications	
26/0801/DTC	**47 Guildford Road, Bagshot, Surrey, GU19 5JW** Submission of details to comply with condition 4 (landscaping), condition 6 (LEMP), condition 8 (surface water drainage), condition 9 (contamination) pursuant to application 23/0256/FFU for the demolition of existing public house (Sui Generis) and construction two detached and one pair of semi-detached 4 bed houses with associated vehicle parking, landscaping, bin and cycle stores. **Members resolved to note the submissions and rely on SHBC to confirm that all requirements of the conditions are met.**	Details to comply
	Lightwater Applications	
26/0776/CES	**Lightwater War Memorial, Guildford Road, Lightwater, Surrey** Certificate of lawfulness for the proposed repairs to existing war memorial. **Members noted that this was an application submitted by Windlesham Parish Council, which they support.**	Certificate Proposed Development
26/0821/DTC	**Holly Lodge, Catena Rise, Lightwater, Surrey, GU18 5RD** Submission of details to comply with condition 4 (landscaping) and condition 7 (tree protection) attached to planning permission 25/1008/FFU (appeal reference 6002682) for the erection of part single, part two storey side extension and subdivision of residential unit to form two residential dwellings following demolition of existing extension and garage. **Members resolved to note the submissions and rely on SHBC to confirm that all requirements of the conditions are met.**	Details to comply
	Windlesham Applications	
26/0771/NMA	**Land East Of St Margarets, Woodlands Lane, Windlesham, Surrey, GU20 6AS** Non-material amendment to planning permission 23/0080/FFU for minor amendments to the consented site layout and alterations to the external envelope of buildings. **Members noted that this application was granted permission on the 21st September 2026; however, the committee wished to record NO OBJECTION with the following COMMENT:**	Non Material Amendment

	This application has been submitted following the refusal of application 26/0541/NMA, which also proposed alterations to the exterior of the buildings. In that case it was held that the removal of chimneys, entrance canopies, feature gable cladding and decorative brick detailing would cumulatively result in a significant reduction to the visual quality and overall character of the approved development. **Whilst it is regrettable that the chimneys have not been included in this application, they have been replaced with crested ridge detailing, which is visually appealing. The porches have been reinstated as originally designed with sloping canopies, rather than flat surrounds, which is a significant reversal as they are a central feature of the front elevations. The retention of brick header detailing around the windows and brick banding is also welcome as it adds to the architectural and design quality of the dwellings.**	
26/0809/CEU	**Windlesham Garden Centre, London Road, Windlesham, Surrey, GU20 6LL** Certificate of lawfulness for the existing use of land for agriculture, garden centre, car wash, commercial/retail and ancillary car park (Sui Generis). **Members resolved to OBJECT for the following reasons:** **This application is linked to application 26/0810/CEU in that the site is subject to an Enforcement Notice which is referenced in both applications (19/1053/ENF). This application concerns Notice B of the Enforcement Notice.** **We understand that the site is subject to an ongoing appeal against the Enforcement Notice (B) for building works and hardstanding issued by SHBC on 11 September 2024. The Enforcement Notice and appeal are referred to in the Report titled "Decision Assessment" dated September 2026, submitted as part of this application.** **WPC considered the appeal at a planning meeting on 5 March 2025 and resolved that it was essential that the enforcement action should be upheld, citing breaches of planning regulations, overdevelopment of Green Belt land, noise and environmental disturbances, concerns about the wastewater systems and traffic and parking issues. These concerns remain.** **It appears that the current application circumvents the appeal process by requesting a lawful development certificate for the works. In our view, the appeal should be allowed to run its course.** **The applicant seems to be arguing that the works became immune from enforcement at some point after the issue of the Enforcement Notice (cl 4.8 Decision Assessment), during the period of the appeal process itself. This seems illogical, as we assume that the Enforcement Notice would effectively "stop the clock", but we rely on the expertise of SHBC to determine this legal point.**	Certificate of Existing Use

26/0810/CEU	**Windlesham Garden Centre, London Road, Windlesham, Surrey, GU20 6LL** Certificate of lawfulness for the existing use of land for agriculture, garden centre, car wash, commercial/retail and ancillary car park (Sui Generis). **Members resolved to OBJECT for the following reasons:** **This application is linked to application 26/0809/CEU in that the site is subject to an Enforcement Notice which is referenced in both applications (19/1053/ENF), issued by SHBC on 11 September 2024. This application concerns Notice A of the Enforcement Notice.** **The Report entitled "Decision Assessment" dated September 2026, submitted as part of this application, refers to the Enforcement Notice (A) and confirms that it was not appealed, stating that the previous owner did not receive it.** **This application seeks a certificate of lawful existing use for the entire site.** **We have no knowledge of the current enforcement position but assume that the Enforcement Notice is still in place and effective and that the compliance requirements set out in it should be followed.**	Certificate of Existing Use

PLAN/26/54	**To consider reasons for Councillor absences** **Members resolved to accept the apologies.**

There being no further business, the meeting closed at 18:50