



**Windlesham Parish Council**

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**MINUTES OF A MEETING OF WINDLESHAM PARISH COUNCIL'S PLANNING COMMITTEE**  
**Held on Tuesday 16<sup>th</sup> February 2021 at 7.00pm via Zoom videoconferencing**

<b>Bagshot Cllrs</b>		<b>Lightwater Cllrs</b>		<b>Windlesham Cllrs</b>	
Gordon	P	Halovsky-Yu	A	Goodman	P
White	P	Harris	P		

**In the Chair:** Councillor Harris  
**In attendance:** Jo Whitfield – Clerk to the Council  
Cllr Willgoss  
Cllr Hansen-Hjul

P - present      A – apologies      PA – part of meeting      - no information  
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**PLAN/20/130 Apologies for absence**

Acceptable apologies had been received from Cllr Halovsky-Yu.

**PLAN/20/131 Declarations of Interest**

No declarations of interest were made.

**PLAN/20/132 Public question time**

No public questions had been received.

**PLAN/20/133 Exclusion of the press and public.**

There were no matters to be dealt with after exclusion of the Press and Public.

**PLAN/20/134 Surrey Community Action – Windlesham Housing Needs Survey**

Louise Williams – Rural Housing Enabler at Surrey Community Action addressed Members, requesting the support of the Parish Council to establish whether or not there is a need for affordable homes in Windlesham Parish. Falcon Communities have commissioned this piece of work, however the Parish Council will have the opportunity to contribute to the housing needs survey and the criteria applied for eligibility purposes.

Councillors expressed initial concern that the housing needs reflected in the Windlesham Neighbourhood Plan had not already been taken into account, and that proposed survey will identify if there is a need across all three villages, despite the landowner who has requested the survey, specifically wishing to develop land situated in Windlesham village.

**Members resolved unanimously to support the proposed housing needs survey and agreed that Cllr Goodman would lead a working party to work with Surrey Community Action to develop the survey. The Assistant Clerk will email all**

**Councillors requesting that they contact Cllr Goodman if they wish to be part of the working party.**

**PLAN/20/135 To consider planning applications and planning appeals received prior to this meeting:**

**Due to high public interest Members agreed to discuss application 20/1070/FFU ahead of other applications.**

20/1070/FFU	<p><b>St Margarets Cottage and The Ferns, Woodlands Lane, Windlesham, Surrey, GU20 6AS</b>  Erection of 34 dwelling houses, to comprise 10 No one bed, 6 No two bed, 12 No three bed and 6 No four bed, with associated parking, access and landscaping following demolition of existing dwellings.  Full Planning Application</p> <p>Cllr White highlighted that this application was poorly put together and had not conducted sufficient public consultation despite being in the pipeline since 2019.</p> <p>Cllr Goodman had prepared a detailed response raising the following material planning considerations:</p> <ol style="list-style-type: none"> <li>1. WNHP states It is reasonable to expect that over the period from 2018 - 2028, between 25 and 50 new dwellings would be more than sufficient to sustain the 1% to 2% organic growth rate sought by the community including in Policy WNP1.  If this application were to be agreed by SHBC it would mean a total number of properties being built in Windlesham including some infills to be in excess of 180 houses. Three to four times more than the legally binding WNP voted by residents.</li> <li>2. The applicant has failed to satisfy the condition to building on a rural Exception site.</li> <li>3. The plan reflects the wrong car parking numbers per house as per the WNP.</li> <li>4. Incorrect conclusions have been made to calculate their traffic modelling.</li> <li>5. The new road proposals are dangerous and need to be checked by SCC highways.</li> <li>6. There is a lack of transparency and engagement with residents which contravenes best practice for planning applications.</li> <li>7. This development will cause damage to the woodland and the environment, bio- diversity net loss, loss of natural capital value and climate change. We must protect our climate and environment for future generations and this application does not. Officers are also asked that the application mirrors the persimmon homes application concept of protecting the environment.</li> <li>8. The drainage and flooding issues have not been addressed.</li> <li>9. This application will need SANGS and they are leaving this to SHBC out of CIL receipts to find the land for this purpose, this goes against the WNP that says:  <i>To assist developers of small-scale housing developments, the Borough Council establishes Municipal SANGS and the</i></li> </ol>	FPA
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	<p><i>developers/owners make a financial contribution dependent upon the number and size of new dwellings. For large scale developments, the developer is required to establish a free standing SANGS, normally within the same community. The developer or an appointed management agent would be responsible for the establishment and maintenance in perpetuity.</i></p> <p>This is a large development and the conditions as set out in the WNP should apply.</p> <p><b>It was resolved that Cllr Gordon would lead a working party on which all interested Councillors are welcome. Any research resulting from this working party will be presented to the Planning Committee on the 2<sup>nd</sup> March for Members of the committee to agree a formal response.</b></p>	
	<b>Bagshot Applications</b>	<b>Type</b>
21/0092/FFU	<p><b>35 Bagshot Green Bagshot Surrey GU19 5JR</b> Erection of a single storey rear/side extension. Full Planning Application</p> <p><b>No Objection</b></p>	<i>FPA</i>
21/0039/DTC	<p><b>Woodside Cottage, Chapel Lane, Bagshot, Surrey, GU19 5DE</b> Application for the approval of details reserved by Condition 8 (archaeology) pursuant to planning permission APP/D3640/W/20/3248476 [SU/19/0235] (relating to the residential development of 44 dwellings comprising 7 no two bedroom, 9 no three bedroom and 16 no four bedroom two storey homes and 7 no one bedroom and 5 no two bedroom flats within a three storey building along with access, parking/garaging, and landscaping, following the demolition of the existing dwelling and associated outbuildings) Details to comply.</p> <p><b>No Comments</b></p>	Details to comply
21/0056/DTC	<p><b>Woodside Cottage, Chapel Lane, Bagshot, Surrey, GU19 5DE</b> Application for the approval of details reserved by Condition 3 (external materials) pursuant to planning permission APP/D3640/W/20/3248476 [SU/19/0235] (relating to the residential development of 44 dwellings comprising 7 no two bedroom, 9 no three bedroom and 16 no four bedroom two storey homes and 7 no one bedroom and 5 no two bedroom flats within a three storey building along with access, parking/garaging, and landscaping, following the demolition of the existing dwelling and associated outbuildings) Details to comply.</p> <p><b>No Comments</b></p>	Details to comply
21/0069/DTC	<p><b>Woodside Cottage, Chapel Lane, Bagshot, Surrey, GU19 5DE</b> Application for the approval of details reserved by Condition 23 (levels) pursuant to planning permission APP/D3640/W/20/3248476 [SU/19/0235] (relating to the residential development of 44 dwellings comprising 7 no two bedroom, 9 no three bedroom and 16 no four bedroom two storey homes and 7 no one bedroom and 5 no two bedroom flats within a three storey building along with access, parking/garaging, and landscaping, following the demolition of the existing dwelling and associated outbuildings) Details to comply</p> <p><b>No Comments</b></p>	Details to comply
21/0076/DTC	<p><b>Woodside Cottage, Chapel Lane, Bagshot, Surrey, GU19 5DE</b> Application for the approval of details reserved by Condition 7 (land contamination) pursuant to planning permission APP/D3640/W/20/3248476 [SU/19/0235] (relating to the residential development of 44 dwellings</p>	Details to comply

	<p>comprising 7 no two bedroom, 9 no three bedroom and 16 no four bedroom two storey homes and 7 no one bedroom and 5 no two bedroom flats within a three storey building along with access, parking/garaging, and landscaping, following the demolition of the existing dwelling and associated outbuildings). Details to comply.</p> <p><b>No Comments</b></p>	
20/1184/DTC	<p><b>Queen Anne House, Bridge Road, Bagshot, Surrey, GU19 5AT</b> Details pursuant to Conditions 3 (materials) and 4 (method of works) of Listed Building Consent 20/0593/LLB. Details to comply.</p> <p><b>No Comments</b></p>	Details to comply
<b>Lightwater Applications</b>		
21/0109/FFU	<p><b>Myrtlewood House, Lightwater Road, Lightwater, Surrey, GU18 5XQ</b> First floor extension to front of dwelling incorporating two new dormer windows in new roof. Full Planning Application</p> <p><b>No Objection</b></p>	FPA
21/0089/FFU	<p><b>7B Curley Hill Road, Lightwater, Surrey, GU18 5YG</b> Erection of a flat roof with a roof lantern to the existing conservatory. Full Planning Application</p> <p><b>No Objection</b></p>	FPA
21/0077/FFU	<p><b>35 Heronscourt Lightwater Surrey GU18 5SW</b> Ground floor side extension with part first floor extension Full Planning Application</p> <p><b>No Objection</b></p>	FPA
21/0079/FFU	<p><b>41 Macdonald Road, Lightwater, Surrey, GU18 5XY</b> Erection of outbuilding following demolition of detached garage. Full Planning Application</p> <p><b>Committee Members requested that SHBC review the 2018 decision for this application and queried if enough changes had been made.</b></p> <p><b>Members also requested that a condition be placed on this application to ensure that any outbuilding could not be used for habitable accommodation.</b></p>	FPA
21/0117/CES	<p><b>16 Clearsprings, Lightwater, Surrey, GU18 5YL</b> Application for a certificate of lawfulness for the insertion of four roof lights within the front elevation and a rear dormer to facilitate a loft conversion. Certificate Proposed Development.</p> <p><b>The Committee felt that there was a lack of clarity as to whether permissions for a loft conversion had been granted.</b></p>	CPD
21/0127/CES	<p><b>5 Blackthorn Drive, Lightwater, Surrey, GU18 5YW</b> Application for a certificate of lawfulness for the erection of a single storey rear extension. Certificate Proposed Development</p> <p><b>No Objection</b></p>	CPD

<b>Windlesham Applications</b>		
21/0088/FFU	<p><b>2 Turpins Rise, Windlesham, Surrey, GU20 6NG</b> Erection of a first floor side extension and part conversion of existing garage to habitable accommodation with associated works. Full Planning Application</p> <p><b>Objection</b></p> <p><b>Committee Members objected on the grounds that there is insufficient parking and is not in line with Appendix 1 of the Windlesham Neighbourhood Plan.</b></p>	<i>FPA</i>
21/0054/FFU	<p><b>36 Poplar Avenue, Windlesham, Surrey, GU20 6PN</b> Erection of a single storey side extension. Full Planning Application</p> <p><b>No Objection</b></p>	<i>FPA</i>

**PLAN/20/136 Memorials and Inscriptions**

Memorials in the names of Constance Jones, Mary Guinan-Casey and Vera and Robert Smith **were approved.**

**PLAN/20/137 Correspondence**

There was no correspondence to consider.

**There being no further business, the meeting closed at 20:14.**

20/1228/DTC	<b>2 The Square, Bagshot, Surrey, GU19 5AX</b> Details pursuant to conditions 2 (electrical vehicle charging point), 8 (method specification) and 9 (windows and details) of planning permission 20/0692/FFU. <b>No objections</b>	<i>DTC</i>
21/0033/FFU	<b>7 Christie Close Lightwater Surrey GU18 5UG</b> Single storey side and rear extension <b>The Committee raised no objections but queried if the accumulated applications (3 since 2008) would mean the newly proposed extension would create a footprint in excess of 30% of the original footprint.</b>	<i>FPA</i>
20/1113/FFU	<b>173 Ambleside Road Lightwater Surrey GU18 5UW</b> Erection of a two storey rear extension, following demolition of single storey rear projection and installation of one window at first floor level to the eastern elevation. <b>No objections</b>	<i>FPA</i>
20/1213/FFU	<b>Cedars Garden Nursery Church Road Windlesham Surrey GU20 6BL</b> Erection of two storey 4-bed detached dwelling and associated access, hardstanding and landscaping, following demolition of existing shed, canopy and greenhouses. <b>The Committee raised a number of issues/queries. Firstly no Highways report was listed as yet and the arboricultural report was not clear about the number of trees to be felled. Secondly the Committee were unsure what designation the land has – either brownfield or green belt, as this affects their decision. If the land is in green belt, the Committee objects due to inappropriate development. If the site is brownfield and in accordance with the Windlesham Neighbourhood Plan, they would not object but would query if the application in its current form is suitable in the conservation area.</b>	<i>FPA</i>
21/0029/PMR	<b>Shadow Moss Woodhall Lane Sunningdale Ascot Surrey SL5 9QW</b> Variation of condition 6 of 19/0430 to allow for the palisade fencing to be erected prior to the provision of the soft landscape scheme. <b>No objections</b>	<i>Relaxation / Modification</i>
20/1225/FFU	<b>The Brickmakers Arms Chertsey Road Windlesham Surrey GU20 6HT</b> Erection of pergola and associated works to provide a seating area to site frontage <b>No objections</b>	<i>FPA</i>
20/1192/FFU	<b>Hérons Wood, Westwood Road, Windlesham, Surrey, GU20 6LP</b> Erection of a two storey side extension and single storey rear extension, with associated internal alterations, following demolition of single storey lobby (amendment to approved application 20/0436/FFU). <b>No objections</b>	<i>FPA</i>
21/0019/FFU	<b>Hérons Wood Westwood Road Windlesham Surrey GU20 6LP</b> Erection of side extension to existing detached garage and its part conversion into habitable accommodation. <b>The Committee raised no objections queried if this is to be used as a separate dwelling or if habitable accommodation</b>	<i>FPA</i>

	<b>has already been authorised and this an extension to existing habitable accommodation.</b>	
21/0050/FFU	<b>34 Poplar Avenue, Windlesham, Surrey, GU20 6PN</b> Erection of a single storey rear extension and the conversion of the loft into habitable accommodation. <b>The Committee queried if a bat survey was necessary due to conversion of loft space and also that parking provision for the property, which will become a 5-bed dwelling, is in line with the Windlesham Neighbourhood Plan.</b>	<i>FPA</i>

**PLAN/20/128 Memorials and Inscriptions**

A memorial in the name of John Peddie **was approved.**

**PLAN/20/129 Correspondence**

There was no correspondence to consider.

**There being no further business, the meeting closed at 19.21.**