



**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> March 2021 at 7.00pm via Zoom videoconferencing

Bagshot Cllrs		Lightwater Cllrs		Windlesham Cllrs	
Gordon	P	Halovsky-Yu	P	Goodman	P
White	P	Harris	P		

**In the Chair:** Councillor Harris and Councillor Gordon  
**In attendance:** Sarah Walker – Clerk to the Council  
 Councillor Willgoss

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

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**PLAN/20/145 Apologies for absence**

All Committee Members were present.

**PLAN/20/146 Declarations of Interest**

Cllr Harris declared a pecuniary interest in application 21/0208/CEU and requested the item be moved to the end of the agenda to allow him to leave the meeting at that point.

**PLAN/20/147 Public question time**

No public questions.

**PLAN/20/148 Exclusion of the press and public.**

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

**PLAN/20/149 To consider planning applications and planning appeals received prior to this meeting:**

21/0246/DEM	<p><b>Woodside Cottage, Chapel Lane, Bagshot, GU19 5DE</b>          Application under Class B, Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to determine if prior approval is required for the demolition of the existing bungalow and outbuildings.  <b>The Committee made a number of comments regarding the application. Firstly they raised concerns that no demolition should take place until a European Protected Species Mitigation Licence has been obtained in relation to bats on the site. The original planning application stated that bat boxes were to be used and the Committee queried that these should be in place before demolition so the bats on site have somewhere to relocate to. The Committee also raised concerns regarding the</b></p>	Demolition Consent
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	<p>pedestrian footway that is not due to be completed until the first property is occupied. The volume of heavy vehicles using the land is causing considerable issues for residents, particularly around school drop off/pick times. Cllr Gordon stated he had been informed that residents of Chapel Lane have been given a verbal “gentleman’s agreement” that heavy plant vehicles will avoid school run times, however this Committee would like to see that agreement formalised through the planning process in order to protect the pedestrians that use Chapel Lane daily.</p>	
21/0090/FFU	<p><b>12 Victoria Court Bagshot Surrey GU19 5QH</b> Erection of part single part two storey rear extension, following demolition of existing conservatory. <b>The Committee did not object to the application but did query if the extension would restrict light to the neighbouring property.</b></p>	FPA
21/0169/DTC	<p><b>Bagshot Manor 1 Green Lane Bagshot Surrey GU19 5FP</b> Application for the approval of details reserved by Conditions 3 and 5 of permission 20/0012/FFU (relating to the erection of 5 dwellings comprising 4 x 3 bed semi-detached and 1 x 4 bed detached dwellings with associated landscaping and parking) to agree external materials and tree protection measures.</p> <p>Prior to consideration of the application, Cllr Willgoss voiced his dissatisfaction with the planning process in that he had only just become aware of the granting of this application. He had serious concerns that the application had been granted permission. He asked that all planning applications considered by the Committee are subject to an update being provided to the Committee once the application had been determined. The Clerk informed Cllr Willgoss that there was not an easy way to achieve this as decisions are not fed back to consultees and the workload to provide this information would be disproportionate to the benefit. Cllr White informed the Committee that she had personally objected to the application at the SHBC Planning Committee but this was not supported by other planning members.</p> <p><b>The Committee did not object but asked that SHBC ensure that the tree protection measures are adhered to.</b></p>	DTC
	<p><i>19.25 Cllr Willgoss left the meeting</i></p>	
21/0152/FFU	<p><b>12 Waggoners Hollow, Bagshot, Surrey, GU19 5RE</b> Erection of a single storey front extension, linking to existing detached garage and conversion of garage to habitable use. <b>No objections.</b></p>	FPA
21/0222/FFU	<p><b>The Willows, Chapel Lane, Bagshot, Surrey, GU19 5DE</b> Erection of a single storey rear extension, Juliet balcony to first floor window following the demolition of the existing conservatory and timber balcony. <b>The Committee did not object to the application but asked that a condition be made, if the application is granted, that a restriction on the times of movement of large vehicles in relation to the development is imposed, so that large vehicles do not use the narrow lane during school drop off/pick up times. The cumulative effect of current developments in Chapel Lane (and the volume of large vehicles associated with this development) renders the lane dangerous for pedestrians to navigate, particularly at school drop off/pick up times.</b></p>	FPA

21/0107/NMA	<b>38 Spruce Drive Lightwater Surrey GU18 5YX</b> Application for a Non-Material Amendment to approved application 20/0826/FFU to agree changes to the rear glazing. <b>No objections.</b>	Non Material Amendme nt
21/0170/FFU	<b>31 Heronscourt, Lightwater, Surrey, GU18 5SW</b> First floor side and single storey side Extension. Single storey rear extension. <b>No objections.</b>	FPA
20/1222/FFU	<b>239 Guildford Road, Lightwater, Surrey, GU18 5RJ</b> Alterations to the roof with the creation of gable ends and insertion of two dormer windows to the front and two dormer windows to the rear. Erection of a part two storey part single storey side / rear extension to include a raised terrace area and single storey side extensions all with associated works to facilitate; a change of use from a house in multiple occupation (Class C4) comprising 4 no. bedrooms for up to eight occupants to a house in multiple occupations (Sui Generis) comprising 10 no. bedrooms for up to fifteen occupants. With retention of the ground floor commercial units. <b>The Committee objected to the application due to overdevelopment of the site. The proposed bulk, height and density of the development is not suitable for the site. In addition to this, the increase in residents will inevitably mean more vehicles that will require parking in an area that already has known highways issues and suitable parking provision has not been included in the application. The Committee further commented that the site assessment document listed on the planning portal is for Chapel Lane, Bagshot and not this application.</b>	FPA
21/0140/FFU	<b>89 Macdonald Road, Lightwater, Surrey, GU18 5XZ</b> Single storey side and rear extension with glazed lanterns and pitched roof over the canopy to the front entrance, new dormer and extension to existing dormers. <b>No objections.</b>	FPA
21/0243/FFU	<b>10 The Close Lightwater Surrey GU18 5RH</b> Erection of a front porch with a bay window. <b>No objections.</b>	FPA
21/0137/FFU	<b>22 Springfield, Lightwater, Surrey, GU18 5XP</b> Erection of a two storey side/front and single storey rear extension, following demolition of existing single storey side projection, increased hardstanding to the front with an enlargement of existing dropped kerb and installation of a window to the northern side elevation at first floor level. <b>No objections.</b>	FPA
21/0232/FFU	<b>173 Ambleside Road, Lightwater, Surrey, GU18 5UW</b> Erection of a single storey rear extension <b>No objections.</b>	FPA
20/1211/CES	<b>Peppers, Rectory Lane, Windlesham, Surrey, GU20 6BW</b> Certificate of lawfulness for the erection of a single story side extension. <b>No objections.</b>	CPD
21/0255/FFU	<b>9 Bishops Grove, Windlesham, Surrey, GU20 6QQ</b> Erection of a single storey front and single storey rear extensions. <b>No objections.</b>	FPA
	<i>19.44 Cllr Harris left the meeting. Cllr Gordon took the Chair for the remainder of the meeting.</i>	

21/0208/CEU	<p><b>Orchard Cottage, Shepherds Lane, Windlesham, Surrey, GU20 6HL</b></p> <p>Certificate of Lawful Development to confirm the commencement of the construction of the development, under outline planning permission SU/15/0272 (Outline application for the erection of a 65 bedroom care home, a doctors surgery and a detached bungalow with landscaping and access following demolition of existing buildings (access to be considered) and Reserved Matters Application SU/17/0647 (Approval of the Reserved Matters (appearance, landscaping, layout, scale) pursuant to condition 1 of planning permission SU/15/0272 for the erection of a 65 bed care home, doctors surgery and detached bungalow following demolition of existing buildings)</p> <p><b>No objections.</b></p>	CEU
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**PLAN/20/150 Memorials and Inscriptions**

Memorials in the names of Brain Wall, Jack Bailey and Jill Milne **were approved.**

**PLAN/20/151 Correspondence**

The Committee had received correspondence from Central and Eastern Berkshire Authorities regarding the submission of their Joint Minerals and Waste Plan to the Secretary of State. The Committee noted the correspondence but did query if the full due process of consultation had been undertaken, as the Committee had not received any prior correspondence regarding the Plan.

**There being no further business, the meeting closed at 19.47.**

