

**ASH PARISH COUNCIL****Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on Monday 12 February 2018 at 6:30pm**

Chairman:	Cllr Mrs Marsha Moseley	A
Vice Chairman	Cllr Mrs Jo Randall	✓
	Cllr Laurence Armes	✓
	Cllr Nigel Kearse	✓
	Cllr Nigel Manning	✓
	Cllr John Tonks	A
Substitutes:	Cllr Mrs Pat Scott	x
	Cllr Andrew Gomm	x
✓ Present	x Not Present	A Apology for Absence

In the absence of the Chairman of the Planning Committee, Cllr Mrs Marsha Moseley, the meeting was chaired by the Vice Chairman, Cllr Mrs Jo Randall.

**151. To accept Apologies for Absence (agenda item 1)**

Apologies for absence were received from Cllr John Tonks and Cllr Mrs Marsha Moseley

**152. To Receive Declarations of Interest (agenda item 2)**

There were no declarations of interest

**153. Confirmation of the Minutes (agenda item 3)**

The minutes of the previous meeting held on Monday 22 January 2018 copies of which had been circulated, were confirmed as a true record and were signed by the Vice Chairman of the Committee, Councillor Mrs Jo Randall

**154. Adjournment (agenda item 4)**

The Chairman moved and it was agreed to adjourn the meeting for a maximum period of 10 minutes to allow members of the public to raise questions.

**Comments were made in respect of planning application 18/P/00095  
47 Station Road East, Ash Vale GU12 5LY**

**155. Applications for Planning Consent (agenda item 5)**

Applications for planning permission to be considered by the Planning Committee at Guildford Borough Council were submitted for consideration and it was:

***Recommended upon consideration of the applications as at Appendix A to make observations as shown.***

***The Chairman of the Meeting proposed, and it was agreed, to consider Planning Application 18/P/00095 first.***

**156. Surrey County Council (agenda item 6)**

Members considered proposals by Guildford Borough Council and Surrey County Council on a consultation to improve the transport network around Guildford. The public consultation on the Unlocking Guildford package of transport schemes is now open until Sunday 4 March 2018 and it was:

***Recommended upon consideration that this item be included on the agenda for The Planning Committee Meeting to be held on 26 February 2018***

**157. Correspondence (agenda item 7)**

Correspondence was received from Guildford Borough Council from Guildford Borough Town and Country Planning with reference to the Land at Ash Manor, Ash Green Road, Ash, advising that the appeal by Bewley Homes had been withdrawn, and to confirm that no further action will be taken. The Inquiry arranged for 13 March 2018 has been cancelled.

**Item noted****158. Date of the next meeting (agenda item 8 )**

It was agreed that the date of the next meeting will be Monday 26 February 2018 commencing at 6:30pm

*The meeting concluded at 7:00pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**Appendix A**

**ASH PARISH COUNCIL**

**Applications for Planning Consent**

**Monday 12 February 2018**

Number and Location	Development Proposed
<p><b>18/P/00095</b></p> <p><b>47 Station Road East</b>  <b>Ash Vale</b>  <b>GU12 5LY</b></p>	<p><b>Erection of six one- bedroom apartments together with four two bedroom apartments following demolition of existing bungalow and four mobile homes.</b></p>
<p><b>Concerns:</b></p> <p><b>Concern 1. Overdevelopment of the site</b>  <b>Concern 2. Insufficient recreational space</b>  <b>Concern 3. Flats are out of keeping with the immediate area</b>  <b>Concern 4. Access for refuse/emergency vehicles. Apparent restricted turning space in the site for large vehicles</b>  <b>Concern 5. Insufficient parking</b>  <b>Concern 6. Potential for flooding issues. Preparation of a drainage survey should be required and the adequacy of surface water drainage proposals examined</b>  <b>Concern 7. Bulk and massing</b>  <b>Concern 8. Vehicle access may cause noise issues</b>  <b>Concern 9. Loss of light to adjoining dwellings</b>  <b>Concern 10. Potential breach of the 45 degree rule</b>  <b>Concern 11. Impact on SPA- within buffer zone</b>  <b>Concern 12. Loss of traveller site</b>  <b>Concern 13. Lack of landscaping</b>  <b>Concern 14. Loss of trees</b></p>	
<p><b>18/P/00055</b></p> <p><b>Land to the north of Chestnut Lodge</b>  <b>Drovers Way</b>  <b>Ash</b>  <b>GU12 6HY</b></p>	<p><b>Proposed detached two storey dwelling with detached double garage; creation of new access.</b></p>
<p><b>Concerns:</b></p> <p><b>Concern 1. Site within Countryside beyond the Green Belt (LP 2003 RE4)</b>  <b>Concern 2. Within 400m and 5km buffer zone for TBHSPA</b>  <b>Concern 3. Potential loss of trees - advice of Council's arboriculturalist requested</b>  <b>Concern 4. Request that sufficient protection measures for reptiles on site put in place</b>  <b>Concern 5. Concern over roof height</b></p>	

Number and Location	Development Proposed
<p><b>18/P/00051</b></p> <p>Department of Social Services Ash Street Ash GU12 6LF</p>	<p>Alterations to existing window on south elevation to create a new entrance door. Erect steel railings on top of existing dwarf wall to southern and eastern side boundary, with gate to side</p>
<p><b>Concerns:</b></p> <p><b>Concern 1. The outside area proposed for use of young children is in relatively close proximity of a busy road. Air quality issues to be considered.</b></p>	
<p><b>18/P/00064</b></p> <p>12 Beeching Close Ash GU12 6AP</p>	<p>Erection of a new semi- detached dwelling following demolition of the existing detached garage and sub division of the existing residential plot.</p>
<p><b>Concerns:</b></p> <p><b>Concern 1. Attached dwelling not subservient to host</b>  <b>Concern 2. Insufficient parking provision</b>  <b>Concern 3. Within buffer zone of TBHSPA</b>  <b>Concern 4. Visibility site lines for exiting site would be obstructed by proposed 1.2m side fencing</b>  <b>Concern 5. The grass area shown on plans as adjacent to parking area may not be in ownership of applicant. Ownership needs to be determined.</b>  <b>Concern 6. Potential flooding issues would require a drainage survey</b></p>	
<p><b>18/P/00070</b></p> <p>49 Ash Street Ash GU12 6LF</p>	<p>Proposed change of use of existing shop premises to incorporate the flat above and create a new dwelling; extensions and alterations to create an attached dwelling</p>
<p><b>Concerns:</b></p> <p><b>Concern 1. Loss of employment facility</b>  <b>Concern 2. The amount of parking provision accessing onto a busy street</b>  <b>Concern 3. Expanse of flat roofs ( apparent false pitch at back extension).In contravention of Council's Design Guidance</b>  <b>Concern 4. Within buffer zone of SPA</b>  <b>Concern 5. If Council minded to approve application Committee request that side windows to be obscured glazed in perpetuity</b></p>	

Number and Location	Development Proposed
<p>18/P/00137</p> <p>Courier House Aldershot Road Ash GU12 6PD</p>	<p>Erection of a religious meeting hall (D1 use)</p>
<p><b>Concerns:</b></p> <p><i>Concern 1. Insufficient parking</i></p> <p><i>Concern 2. Safety concerns for right hand turn onto the site</i></p> <p><i>Concern 3. Acoustic sound proofing would be required because of concerns over noise impact on neighborhood amenity</i></p> <p><i>Concern 4. Some reports submitted with the earlier application may need revisiting in particular the Noise Impact Assessment which was dated 29/05/15 and appears to concentrate mainly on the use of the site for housing. Also Air Quality Assessment dated 05/02/16 – this may possibly need updating as further monitoring has been done since</i></p>	
<p>18/P/00162</p> <p>47 Foreman Park Ash GU12 6JN</p>	<p>Single storey rear extension and new side window</p>
<p><i>No observations</i></p>	
<p>18/P/00173</p> <p>229 Shawfield Road Ash GU12 5DL</p>	<p>Ground floor rear extension for disabled facility</p>
<p><b>Concerns:</b></p> <p><i>Concern 1. Site backs onto Basingstoke Canal which is a conservation area</i></p> <p><i>Concern 2. Extension of the existing flat roof which can now be seen from front elevation</i></p>	

Number and Location	Development Proposed
<p><b>18/P/00193</b></p> <p><b>111 South Lane</b> <b>Ash</b> <b>GU12 6NL</b></p>	<p><b>Proposed detached garden room</b></p>
<p><b>Concerns:</b></p> <p><b>Concern 1. Would like to see a permanent condition that the proposed garden room is not to be used for habitable/business use</b></p>	

**Appendix B**

**ASH PARISH COUNCIL**

**Applications for Tree Surgery**

**12 February 2018**

Number and Location	Development Proposed
<p><b>18/T/0014</b></p> <p><b>9 Rosemary Avenue</b> <b>Ash Vale</b> <b>GU12 5PB</b></p>	<p><b>Group Sycamores (G1) – Crown reduce by approximately 3m back to previous pruning points</b></p>
<p><b>No observations subject to an arboriculturalist report</b></p>	