

**ASH PARISH COUNCIL****Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on Monday 23 October 2017 at 6:30pm**

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

**Part 1 – Public Session****98 To accept Apologies for Absence (agenda item 1)**

Apologies for absence were received from Cllr Laurence Armes

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

There were no Declarations of Interest to report

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

The minutes of the previous meeting held on Monday 9 October 2017 copies of which had been circulated, were confirmed as a true record and were signed by the Chairman of the Committee, Councillor Mrs Marsha Moseley

**101. 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.

***During the public adjournment comments were raised in respect of planning application 17/P/02059***

**102. 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.***

***Cllr John Tonks declared a Personal Interest regarding plan 17/P/02109 as his property backs onto 4 Oaklea, Ash Vale GU12 5HP (planning application/17/02109)***

***Cllr Tonks left the meeting while this application was under discussion.***

**103. Surrey County Council  
Town and Country Planning Act 1990  
Re-Consultation on Current Application (agenda item 6)**

Members considered Surrey County Council's re-consultation on a current application:

Site: Cobbett Hill Earth Station, Cobbett Hill Road, Normandy,  
Guildford, Surrey GU3 2AA

Proposal: Change of use to waste paper and waste cardboard recovery and transfer facility; overnight HGV parking.

Observations to be submitted to Surrey County Council by 24 October 2017.

Further correspondence was received on the re-consultation on the current application On the 23 October for Cobbett Hill Earth Station and it was

***Recommended upon consideration to re-iterate the objections previously submitted in respect of the re-consultation regarding the proposed Cobbett Hill Earth Station change of use to waste paper and waste cardboard recovery and transfer facility: overnight HGV parking.***

***The Clerk to the Council will write to Surrey County Council raising the objection and enquire how the conditions set out in the re-consultation will be enforced.***

**104. South East Water draft drought plan 2017- consultation (agenda item 7)  
Item deferred from the Planning Committee meeting held on 25 September 2017 (minute number 84)**

Members considered a draft drought plan consultation by South East Water for the period 2018 to 2023. The consultation runs from Monday 4 September 2017 until 29 October 2017. Representations to be sent to the Secretary of State by 29 October 2017 and it was:

***Recommended upon consideration that the Clerk to the Council will submit the comment raised by Ash Parish Council expressing concern that the thousands of new houses planned within the local area will put extensive strain on the water supply within in our area.***

**105. Guildford Borough Council – Have your say on Stoke Park and help shape its future (agenda item 8)**

*Item deferred from the Planning Committee meeting held on 25 September 2017, minute number 85)*

Members considered correspondence from Guildford Borough Council regarding views and opinions on Guildford's Stoke Park. The online survey runs from Monday 4 September 2017 until Monday 27 November 2017 and it was:

***Recommended upon consideration that this item be noted. The Clerk to the Council will circulate the document to all Councillors to enable any comments they may have to be submitted online by Monday 27 November 2017.***

**Item noted**

**106. Rushmoor Borough Council – Strategic Housing and Economic Land Availability Assessment (SHELAA) and Brownfield Land Register: Call for sites with development potential (agenda item 9)**

Members considered correspondence received from Rushmoor Borough Council regarding their formal call for sites and it was:

***Recommended upon consideration that this item be noted. The Clerk to the Council will circulate the document to all Councillors to enable any comments they may have to be submitted online by Friday 4 November 2017.***

**107. Correspondence (agenda item 10).**

There was no correspondence to report

**108. Date of the next meeting (agenda item 11).**

It was agreed that the date of the next meeting will be Monday 13 November 2017 commencing at 6:30pm

*The meeting concluded at 6:56 pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

## Appendix A

## ASH PARISH COUNCIL

Applications for Planning Consent  
Monday 23 October 2017

Number and Location	Proposed Development
<p>17/P/02059</p> <p>120-124 Ash Street Ash GU12 6LL</p>	<p>Proposed erection of a two storey building comprising one convenience store and six residential apartments with associated parking, landscaping and access works following demolition of existing dwellings and outbuildings</p>
<p><b>Object:</b></p> <p><b>Objection1:</b> <i>Loss of amenity to neighbouring properties particularly with regard to noise and nuisance generated by the operation of the convenience store. If approved the Committee would want to see a condition put into place restricting opening hours to between 07.00 and 22.00 with no deliveries before 08.00 or after 17.00 Monday to Saturday. No deliveries on Sundays or after 12.00 on Bank or national holidays.</i></p> <p><b>Objection 2:</b> <i>Overbearing to adjacent property at 118 Ash Street.</i></p> <p><b>Objection 3:</b> <i>Roadway has tendency to flood. Adequate mitigation measures should be put into place if development is to proceed.</i></p> <p><b>Objection 4:</b> <i>Situation of proposed development is near to a bend in the road. Access and egress of delivery lorries may be particularly dangerous. If approval is given the Committee would like to see a requirement to be imposed that lorries leaving the site must turn left onto Ash Street .</i></p> <p><b>Objection 5:</b> <i>Access for waste/recycling vehicles residential units to be considered and catered for.</i></p> <p><b>Objection 6:</b> <i>Overdevelopment of the site.</i></p> <p><b>Objection 7:</b> <i>Un-neighbourly development.</i></p> <p><b>Concerns:</b></p> <p><b>Concern1:</b> <i>Level of customer parking may be inadequate particularly during delivery times.</i></p> <p><b>Concern 2:</b> <i>No provision for staff parking. The Committee would like to see a transport plan.</i></p> <p><b>Concern 3:</b> <i>The situation of a bus stop immediately to the front of the site may exacerbate road problems arising from the operation of the store</i></p> <p><b>Concern 4:</b> <i>Delivery lorries may conflict with pedestrians and traffic.</i></p> <p><b>Concern 5:</b> <i>Noise from delivery lorries and delivery cages.</i></p> <p><b>Concern 6:</b> <i>Potential for light pollution at night.</i></p> <p><b>Concern 7:</b> <i>Concerned at the level of noise generated by air conditioning units. Environmental Health should be consulted with regard to the effect on neighbouring residents.</i></p> <p><b>Concern 8:</b> <i>Adequate provision should be made for the retention of trees on the site.</i></p> <p><b>Concern 9:</b> <i>The Committee have real concerns regarding the actual size of the flats.</i></p>	

Number and Location	Proposed Development
<p>17/P/02111</p> <p>Tesco Express Lysons Avene Ash Vale</p>	<p>Variation of condition 2 of application 12/P/01871, approved 07.02.2013 to allow deliveries to be made to and from the site between the following times (with the exception of delivery of newspaper to the site): 08:00 – 17:00 hours on Mondays to Saturdays 10:00 – 16:00 hours on Sundays 09:00 – 12:00 hours on Bank/National holidays</p>
<p><b>Object</b></p> <p><i>Objection 1. The Planning Committee strongly object to the variation of condition 2 of the application 12/P/01871 because of the proximity to residential properties and would not want any amendment made to condition 2</i></p>	
<p>17/P/01544</p> <p>68 Vale Road Ash Vale GU12 5HS</p>	<p>Proposed conversion of existing dwelling into two separate dwellings with addition of two storey rear extension and single storey side extension to each dwelling, following demolition of existing rear extension</p>
<p><b>Object</b></p> <p><i>Objection 1. Property falls within Thames Basin Heath Special Protection Area</i>  <i>Objection 2. Concern that the proposed level of parking maybe inadequate on a busy road</i>  <i>Objection 3. Proposed extension is not subservient to the main dwelling.</i></p>	
<p>17/P/02075</p> <p>55 Guildford Road Ash GU12 6BQ</p>	<p>Change of use from A1 retail shop to class Sui generis for a dog grooming salon</p>
<p><i>No observations</i></p>	
<p>17/P/02039</p> <p>25 Prospect Road Ash Vale GU12 5ED</p>	<p>Single storey side and front extension with covered porch</p>
<p><i>No observations</i></p>	

Number and Location	Proposed Development
<p><b>17/P/02109</b></p> <p><b>4 Oaklea Ash Vale GU12 5HP</b></p>	<p><b>Proposed single storey detached garage</b></p>
<p><b><i>No objections to proposal but the Planning Committee would like to see a condition that the garage is to be used for the garaging of cars and vehicles only and not for habitable use.</i></b></p>	
<p><b>17/P/02104</b></p> <p><b>10 Ash Church Road Ash GU12 6LX</b></p>	<p><b>Certificate of lawfulness for a proposed development to establish whether a first floor rear extension and loft conversion to include rear dormer with Juliet balcony and 3 front facing roof lights would be lawful.</b></p>
<p><b>Object:</b></p> <p><b><i>Objection 1. Full Planning Permission is required</i></b></p>	