

ASH PARISH COUNCIL**Minutes of the Meeting of the Planning Committee
held in the Ash Centre, Ash Hill Road, Ash
on Monday 26 June 2017 at 6:30pm**

Chairman:	Cllr Mrs Marsha Moseley	✓
Vice Chairman	Cllr Mrs Jo Randall	A
	Cllr Laurence Armes	✓
	Cllr Nigel Kears	✓
	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

Part 1 – Public Session**22. To accept Apologies for Absence (agenda item 1)**

Apologies for absence were received from Cllr Mrs Jo Randall and Cllr John Tonks.

23. To Receive Declarations of Interest (agenda item 2)

There were no Declarations of Interest to report

24. Confirmation of the Minutes (agenda item 3)

The minutes of the previous meeting held on Monday 12 June 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

25. 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.

There were no members of the public present at the meeting

26. 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.

27. Applications for Tree Surgery (agenda item 6)

To consider applications for tree surgery and if deemed necessary make representations on behalf of the Council subject to plans being received as detailed at Appendix B and it was.

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

28. Guildford Borough Council Planning Enforcement – Ref EN15/00174 (agenda item 7)
Item deferred from the Planning Committee Meeting held on 12 June 2017 to enable Cllr Mrs Jo Randall to obtain more evidence from Guildford Borough Council's Planning Enforcement on the decision for this case.

Members considered a report from Cllr Mrs Jo Randall following correspondence received from Guildford Borough Council's Planning Enforcement Officer in respect of a material change in use of land from ancillary storage in association with a hair salon to independent residential use Land on the South – West side of, 85 Ash Hill Road, Ash GU12 5DN.

Cllr Randall had been unable to obtain specific information in respect of this enforcement case as, due to data protection rules, the file is not a publically available document. However, Cllr Randall was able to give a general summary of the procedure followed and reasons for the decision not to take enforcement action.

Cllr Randall concluded her report by underlining the need to report potential planning infringements immediately.

Item Noted**29. Correspondence (agenda item 8)****Street Naming and Numbering**

- Correspondence was received from Guildford Borough Council in respect of Land to the rear of The Gables, advising the name put forward by the Planning Committee on Monday 12 June 2017, Townsend Close, was not acceptable to the developers. The Committee reiterated the suggestion and asked that the Clerk to the Council formally request the suggestion be advised to the Lead Member for Transport and Infrastructure for his determination.
- Correspondence was received from Guildford Borough Council in respect of Land to the South of Foreman Park. Suggestions of appropriate names to be considered had been supplied by the Ash and District Museum Society and the Committee recommended the name Vyne Walk be submitted in respect of this development. The Clerk to the Council will formally request the suggestion be advised to the Lead Member for Transport and Infrastructure for his determination

30. Date of next meeting (agenda item 9)

It was agreed that the date of the next meeting will be Monday 10 July 2017 commencing at 6:30 pm

The meeting concluded at 6:55pm

Chairman _____

Date _____

Appendix A

ASH PARISH COUNCIL

Applications for Planning Consent

Monday 26 June 2017

Number and Location	Proposed Development
<p>17/P/01155</p> <p>54 Firacre Road Ash Vale GU12 5JT</p>	<p>Single storey side extension, hip to gable conversion, loft conversion with added dormer and roof lights.</p>
<p>Object</p> <p>Objection 1: Flat roof in contravention of Guildford Borough Council's Design Guide Objection 2: Overbearing Objection 3: Extension is not subservient to the main dwelling</p>	
<p>17/P/01189</p> <p>Shortlands Frimley Road Ash Vale GU12 5PP</p>	<p>Proposed first floor rear extensions with insertion of Juliet balcony</p>
<p>Object</p> <p>Objection 1: Concern for a breach of the 45 degree rule and possible loss of light to the neighbouring property 'Verona'</p>	
<p>17/P/01198</p> <p>1A Old Chapel Lane Ash GU12 6LQ</p>	<p>Proposed detached garage</p>
<p>Object</p> <p>Objection: The Committee would like to see a condition that the development should not be used as a habitable dwelling, in perpetuity.</p>	

Number and Location	Development Proposed
<p>17/P/00990</p> <p>Romani Ash Green Lane East Ash Green GU12 6HS</p>	<p>Loft conversion with single storey rear extension</p>
<p>Object</p> <p>Objection 1. The conversion is not subservient to the main dwelling Objection 2. Poor design Objection 3. Overbearing Objection 4. Concerns re overlooking of neighbouring property</p>	
<p>17/P/00909</p> <p>19 Star Lane Ash GU12 6RJ</p>	<p>Single storey rear extension</p>
<p>Object</p> <p>Objection 1. Flat roof in contravention of Guildford Borough Council's Design Guide</p>	
<p>17/P/01222</p> <p>66 Firacre Road Ash Vale GU12 5JT</p>	<p>Proposed erection of a pair of semi- detached bungalows following demolition of the existing bungalow together with associated parking and the provision of two disabled spaces</p>
<p>No observations</p>	
<p>17/P/01229</p> <p>Whispers Underwood Avenue Ash GU12 6PR</p>	<p>Single storey side extension</p>
<p>No observations</p>	

Number and Location	Development Proposed
<p>17/P/01237</p> <p>1 The Parade Wharf Road Ash Vale GU12 5AZ</p>	<p>Erection of a replacement external metal staircase, landings and balustrade following demolition of existing concrete staircase</p>
<p>Concerns</p> <p>Concern 1: The proposal needs to be in keeping with a conservation area, The Basingstoke Canal</p>	
<p>17/P/01287</p> <p>Garage 62-66 Ash Street Ash GU12 6LR</p>	<p>Advertisement. Consent for 1 internally illuminated fascia sign and 1 internally illuminated totem pole sign</p>
<p>The Committee have no objection to the illuminated fascia but object to the totem pole</p> <p>Object</p> <p>Objection 1: The totem pole will obscure sight lines for vehicles exiting properties along Ash Street</p>	
<p>17/P/01274</p> <p>2 Old School Close Ash GU12 5EX</p>	<p>Retention of 2m high fence to side</p>
<p>Object</p> <p>Objection 1: Breaches the 1 metre height restriction of fences abutting the highway Objection 2: Fence takes away the openness of the development Objection 3: Not in keeping with the area</p>	

Number and Location	Development Proposed
<p>17/P/01175</p> <p>Valley View Frimley Road Ash Vale GU12 5PP</p>	<p>Proposed erection of a single storey timber – faced static caravan in the style of a log cabin to replace fire damaged bungalow</p>
<p>Concerns</p> <p>Concern 1: The proposal needs to be in keeping with a conservation area, The Basingstoke Canal</p>	
<p>17/P/00507</p> <p>Shortlands Farm Guildford Road Ash GU12 6BL</p>	<p>Outline permission for residential development consisting of 300 units (105 affordable) with all matters reserved</p>
<p>Object:</p> <p>Objection 1: The Committee <u>strongly</u> object to encroachment into the Green Belt Objection 2: Not an appropriate development Objection 3: In Conflict with the Local Plan NPPF Objection 4: Traffic access onto a main road</p> <p>Concerns:</p> <p>Concern 1: Concerns over flooding Concern 2: Concerns at loss of agricultural/farm land</p>	

Appendix B

**ASH PARISH COUNCIL
Applications for Tree Surgery
Monday 26 June 2017**

Number and Location	Development Proposed
<p>17/T/00140 17 Wentworth Close Ash Vale GU12 5NB</p>	<p>T1 Oak- Lift Crown by 6 meters T2 Oak – Fell. (TPO No. P1/201/127)</p>
<p><i>No observations subject to the report of an arboriculturist</i></p>	