

ASH PARISH COUNCIL**Minutes of the Meeting of the Planning Committee
held in the Ash Centre, Ash Hill Road, Ash
on Monday 14 November 2016 at 6:30pm**

Chairman:	Cllr Mrs Marsha Moseley	✓
Vice Chairman	Cllr Mrs Jo Randall	✓
	Cllr Laurence Armes	✓
	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**94. To accept Apologies for Absence (agenda item 1)**

There were no apologies for absence

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

There were no Declarations of Interest to report.

96. Confirmation of the Minutes (agenda item 3)

The minutes of the previous meeting held on Monday 24 October 2016 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

97. 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 made in respect of planning application 16/P/02065, Mill House, 46a College Road, Ash.

98. 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 Committee Cllr Mrs Marsha Moseley proposed and it was agreed that plan 16/P/02065 be considered first.

99. Applications for Tree Surgery (agenda item 6)

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

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

100. Hampshire County Council – Consultation on revision to the Hampshire draft of Community Involvement Consultation (planning) (agenda item 7)

Members considered Hampshire County Council's proposed revision of the current adopted Hampshire Statement of Community Involvement (SCI) (2014)

Item noted

101. Planning Appeal

Members to consider an appeal made against Guildford Borough Council's refusal on planning permission in respect of:-

Planning Reference: 16/P/00454 **Inspectorate's Ref:** APP/Y3615/W /16/3159277

Location: Land at, 120-124 Ash Street, Ash GU12 6LL

Proposal: Outline application for the erection of nine dwellings following demolition of existing dwellings and out buildings (all matters reserved).

and it was:

Recommended upon consideration to re-iterate the previous observations made on this application to the Planning Inspectorate

102. Correspondence (*agenda item 8*)

There was no correspondence to report.

103. Date of next meeting (*agenda item 9*)

It was agreed that the date of the next meeting will be Monday 28 November 2016 commencing at 6:30 pm

The meeting concluded at 7:02pm

Chairman _____

Date _____

Appendix A

**ASH PARISH COUNCIL
Applications for Planning Consent
Monday 14 November 2016**

Number and Location	Proposed Development
<p>16/P/02065</p> <p>Mill House 46A College Ash GU12 5DA</p>	<p>Erection of garden decking incorporating log and storage area underneath (retrospective)</p>
<p><u>Object</u></p> <p><i>Objection 1. Potential for over-looking neighbouring property</i></p> <p><i>Objection 2. Un- neighbourly development</i></p> <p><i>Objection 3. Over development of the site</i></p>	
<p>16/C/00002</p> <p>PCO White Lane Ash Green Surrey</p>	<p>Consultation from British Telecommunications For removal of public phone kiosk</p>
<p><i>No observations</i></p>	
<p>16/P/02043</p> <p>13 Firacre Road Ash Vale GU12 5JH</p>	<p>Two storey rear extension following demolition of existing rear extension and detached garage</p>
<p><i>No observations</i></p>	

Number and Location	Proposed Development
<p>16/P/02059</p> <p>34 Kings Avenue Tongham GU10 1AX</p>	<p>Proposed single storey rear extension and part first floor rear extension</p>
<p><i>No observations</i></p>	
<p>16/P/02063</p> <p>14 Wharf Road Ash Vale GU12 5AS</p>	<p>Installation of new plant condenser to rear and new A. C. units in yard area</p>
<p><i>No observations</i></p>	
<p>16/P/02066</p> <p>30 Firacre Road Ash Vale GU12 5JT</p>	<p>Single storey rear extension</p>
<p><i>No observations</i></p>	
<p>16/P/02074</p> <p>31 Star Lane Ash GU12 6RH</p>	<p>Single storey rear extension following removal of conservatories</p>
<p><i>No observations</i></p>	

Number and Location	Proposed Development
<p>16/P/02081</p> <p>34 Parish Close Ash GU12 6NU</p>	<p>Proposed single storey extension and relocation of rear garage door</p>
<p><i>No observations</i></p>	
<p>16/P/02082</p> <p>The Old Farmhouse Drovers Way Ash GU12 6HZ</p>	<p>Construction of 2 semi- detached houses within the garden of The Old Farmhouse, Drovers Lane, Ash Green</p>
<p><u>Object</u></p> <p><i>Objection 1. Over development of the site.</i> <i>Objection 2. Site on recognised buffer in local plan to prevent coalescence</i></p> <p><u>Concerns</u></p> <p><i>Concern 1. Increased traffic will cause highways issues as access to site is on a single track road.</i></p>	
<p>16/P/02092</p> <p>Land to the rear of 203 Shawfield Road Ash GU12 6SH</p>	<p>Proposed erection of two bedroom detached bungalow with 2 car parking spaces and vehicular access off Culverlands Crescent</p>
<p><u>Object</u></p> <p><i>Objection 1. In conflict with Guildford Borough Council's local plan policy R 11</i> <i>Objection 2. Access to the site would be across a water drainage ditch which is to be protected in pertuity.</i></p>	

Number and Location	Proposed Development
<p>16/P/02103</p> <p>19 Wellington Place Ash Vale GU12 5AL</p>	<p>Retrospective planning application for a garden shed</p>
<p><i>No observations</i></p>	
<p>16/P/02111</p> <p>Blen-Cathra Frimley Road Ash Vale GU12 5NU</p>	<p>Part single, part double, rear and front extensions. New external render finish.</p>
<p><u>Object</u></p> <p><i>Objection 1. Flat roof in contravention of the Guildford Borough Council Design Guide</i></p> <p><u>Concerns</u></p> <p><i>Concern 1. Overlooking neighbouring properties from Juliet Balcony</i> <i>Concern 2. Loss of light possible breach of the 45 degree rule.</i> <i>Concern 3. Bulk and massing</i> <i>Concern 4. Closeness of extension to the boundary</i></p>	
<p>16/P/02156</p> <p>40 Kings Avenue Tongham GU10 1AX</p>	<p>Single storey side extension following removal of garage.</p>
<p><u>Object</u></p> <p><i>Objection 1. Flat roof in contravention of the Guildford Borough Council's Design Guide</i> <i>Objection 2. Poor design</i></p>	

Number and Location	Proposed Development
<p>16/P/02170</p> <p>19 Manfield Road Ash GU12 6NE</p>	<p>Proposal to erect an attached two storey, 3 bedroom house with two parking spaces</p>
<p><u>Object</u></p> <p><i>Objection 1. Over development of the plot</i></p> <p><u>Concerns</u></p> <p><i>Concern 1. Concerns deveopement would result in a ‘terracing effect’</i> <i>Concern 2. Concerns for parking issues on a bend</i></p>	
<p>16/P/02173</p> <p>Hillbree, 35 College Road Ash GU12 5DA</p>	<p>Proposed conversion of loft to habitable accommodation over a new two storey side extension. Single storey rear extension and detached single storey garage.</p>
<p><u>Object</u></p> <p><i>Objection 1. Part flat roof in contravention of the Guildford Borough Council’s Design Guide</i> <i>Objection 2. Over development of the site</i> <i>Objection 3. Poor design</i> <i>Objection 4. Un – neighbourly development</i> <i>Objection 5. Impact on the street scene</i> <i>Objection 6. Position of garage in front of building line</i></p>	

Number and Location	Proposed Development
<p>16/P/02174</p> <p>The Coppins Grange Road Ash GU12 6EU</p>	<p>Proposed erection of ten x two storey dwellings (three detached, four semi-detached and three terraced) following demolition of existing dwelling.</p>

Object

- Objection 1. Over – development plot***
- Objection 2. Loss of privacy to neighbouring properties***
- Objection 3. Over looking of neighbouring properties***
- Objection 4. Out of scale and character***
- Objection 5. Bulk and massing***
- Objection 6. Un- neighbourly development***
- Objection 7. Loss of trees – consult Arboriculturidst regarding possibility of Tree Preservation Orders***

Concerns

- Concern 1. Access onto highway***
- Concern 2. Concern over narrow access roads***
- Concern 3. Already an issue flooding in Parish Close, therefore additional housing will exacerbate the situation due to drainage ditches and high water table. Reference should be made to the Ash Flood Survey.***

<p>16/P/02191</p> <p>3 Shackleton Close Ash Vale Gu12 5SB</p>	<p>Single storey rear extension</p>
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Object

- Objection 1. Flat roof in contravention of the Guildford Borough Council's Design Guide***

Appendix B

ASH PARISH COUNCIL

Applications for Tree Surgery

Monday 14 November 2016

Number and Location	Proposed Development
<p>16/T/00229</p> <p>17 Waverley Drive Ash Vale GU12 5JW</p>	<p>T1 – crown lift to 6m, T2 & T3 Oaks - fell</p>
<p><i>No observations subject to an arboriculturist report.</i></p>	
<p>16/T/00235</p> <p>20 The Croft Foreman Road Ash GU12 6FA</p>	<p>Oak tree – crown reduce height to 12m, reduce spread as follows, North from 8.2m to 3.8m, South from 5.5m to 4m, West from 4.6m to 3.6m</p>
<p><i>No observations subject to an arboriculturist report.</i></p>	
<p>16/T/00238</p> <p>10 Wren Court Ash GU12 6AX</p>	<p>Oak (T2)- crown reduce and reshape by up to 2.5 metres to suitable growth points, raise the canopy to approx. 6 metres from ground level by removing epicormics growth and remove major dead wood (Tree Preservation Order P1/201/241).</p>
<p><i>No observations subject to an arboriculturist report.</i></p>	
<p>16/T/00240</p> <p>20 The Croft Foreman Road Ash GU12 6FA</p>	<p>Reduce back lateral branches towards the rear boundary of T1 Common Ash by 2-3 metres and reduce back lateral branches towards the rear boundary of T2 Common Oak by 4-5 metres</p>
<p><i>No observations subject to an arboriculturist report.</i></p>	

Number and Location	Proposed Development
<p>16/T/00241</p> <p>255 Vale Road Ash Vale GU12 5LA</p>	<p>T2 Sweet Chestnut – Crown reduce by 2-3 metres and crown lift by 6 metres. T4 Common Oak - Crown lift to six metres from the ground and reduce the lower lateral branches by 3 metres. T8 Common Ash - remove major deadwood, crown lift to give 6 metre ground clearance and reduce the lowest branch drive by 3 metres.</p>
<p><i>No observations subject to an arborculturst report.</i></p>	