

**ASH PARISH COUNCIL****Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on Monday 11 July 2016 at 6:30pm**

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

Apologies for absence were received from Cllr Nigel Kearse.

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

There were no declarations of interest for this meeting

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

The minutes of the previous meeting held on Monday 27 June 2016 copies of which had been circulated, were confirmed as a true record and were signed by the Chairman of the Committee, Cllr Mrs Marsha Moseleyl

**28. 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***

**29. 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.***

**30. Guildford Borough Council Draft Local Plan and Transport Strategy produced together to ensure suitable infrastructure. (agenda item 6)**

***Recommended upon consideration that the Strategy details be circulated to all Parish Councillors to enable them to submit their individual responses to Guildford Borough Council, and to request that any comments be forwarded to the Clerk to enable a collated response to be submitted on behalf of Ash Parish Council.***

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

There was no Correspondence to report.

**32. Date of next meeting (agenda item 8)**

It was agreed that the date of the next meeting will be Monday 25 July 2016 commencing at 6:30 pm

*The meeting concluded at 6.55pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

Appendix A

**ASH PARISH COUNCIL**

**Applications for Planning Consent  
Monday 11 July 2016**

Number and Location	Proposed Development
<p><b>16/P/00120</b></p> <p><b>Warren Farm White Lane Ash GU12 6HW</b></p>	<p>Full application for the erection of 58 dwellings (including affordable dwellings) with access, parking, amenity space, equipped playspace, hard and soft landscaping and retention of Warren Farm House, following demolition of Surrey House and existing outbuildings associated with Warren Farm</p>
<p><b>Object:</b></p> <p><b>Objection 1 - object regarding unsafe access onto highway</b>  <b>Objection 2 – Insufficient parking facilities</b>  <b>Objection 3 – Overdevelopment of site</b>  <b>Objection 4 – Overlooking neighbouring properties</b>  <b>Objection 5 – Un-neighbourly development – density too high for area</b>  <b>Objection 6 – Concern over potential flooding of site and the impact on the surrounding area</b>  <b>Objection 7 – Fails on sustainability – no public transport, inadequate footpaths etc for access to Ash railway station</b>  <b>Objection 8 – Out of character with surrounding countryside</b>  <b>Objection 9 – In conflict with Guildford borough Councils Local Plan saved policies RE5 and RE6</b>  <b>Objection 10 – Loss of ancient woodland causes serious concern to Parish Council</b>  <b>Objection 11 – Propose a condition that indicated communal green space be retained and maintained in perpetuity</b>  <b>Objection 12 – Concerns re location as no apparent litter/refuse storage facilities indicated on plans</b>  <b>Objection 13 – In conflict with SPA</b></p>	
<p><b>16/P/01278</b></p> <p><b>146 Shawfield Road Ash Guildford</b></p>	<p>Construction of new front porch, new front dormer and side/rear single storey extension with changes to first floor side fenestration</p>
<p><b>No Observations</b></p>	

Number and Location	Proposed development
<b>16/P/01302</b>  <b>Heatherbrae</b> <b>19 Hutton Road</b> <b>Ash Vale</b> <b>GU12 5EY</b>	Proposed single storey front extension
<b><i>No Observations</i></b>	
<b>16/P/01311</b>  <b>Lone Oak</b> <b>White Lane</b> <b>Ash</b> <b>GU12</b>	Erection of a garden wall (retrospective)
<b><i>Object:</i></b>  <b><i>Objection 1 – On main road and in contravention of 1 metre rule</i></b> <b><i>Objection 2 – Overbearing and in prominent position on highway</i></b> <b><i>Objection 3 – Obscure sightline</i></b> <b><i>Objection 4 – Out of character for the area</i></b>	
<b>16/P/01317</b>  <b>29 Vale Road</b> <b>Ash Vale</b> <b>GU12 5HH</b>	Proposed single storey extension to both sides and rear following demolition of existing garage, loft conversion and dormer windows to provide habitable accommodation. Dropped kerb onto Vale Road
<b><i>No Observations</i></b>	
<b>16/P/01334</b>  <b>Scout Hut</b> <b>Carrington Recreation Ground</b> <b>Ash Vale</b>	Erection of a new scout hut following demolition of existing hut
<b><i>No Observations</i></b>	

Number and Location	Proposed Development
<p><b>16/P/01335</b></p> <p><b>59 Loddon Way</b> <b>Ash</b> <b>GU12 6JR</b></p>	<p>Proposed single storey side/rear extension following demolition of existing conservatory</p>
<p><b>No Observations</b></p>	
<p><b>16/P/01338</b></p> <p><b>Canna Enterprise Estate</b> <b>Lysons Avenue</b> <b>Ash Vale</b></p>	<p>Change of use from part B1 (Business) B2 (General Industry) and B8 (Storage and distribution) to a sui generis use Class Council Depot. Redevelopment to comprise demolition of existing buildigs and construction of office and workshop buildings</p>
<p><b>Comment:</b> <b>Due to the proximity of residential properties, the Committee would request that there be a condition in respect of operating hours as follows:</b></p> <p><b>Monday to Friday - 07:00 to 18:00</b> <b>Weekends and Bank holidays – No operations</b></p> <p><b>Due to a low bridge and oblique turn onto Frimley Road, the Committee would request that refuse vehicles must turn right towards the A331</b></p>	
<p><b>16/P/01347</b></p> <p><b>Northlands</b> <b>88 Vale Road</b> <b>Ash Vale</b> <b>GU12 6HS</b></p>	<p>Part retrospective application for a part single/double side extension</p>
<p><b>Object:</b></p> <p><b>Objection 1 – Extension will cause a terraced effect</b> <b>Objection 2 – Not in keeping with rest of the area</b> <b>Objection 3 – Insufficiently subservient to existing building</b> <b>Objection 4 - Breach of 45 degree rule</b> <b>Objection 5 – loss of light to neighbouring property</b></p>	

Number and Location	Development Proposed
<p><b>16/P/01353</b></p> <p><b>9 Farm Walk</b>  <b>Ash</b>  <b>GU12 6 HX</b></p>	<p>Proposed single storey front and rear extension and the addition of rear velux windows</p>
<p><b>Object:</b></p> <p><b>Objection 1 – Flat roof in contravention of the Guildford ~Borough Council Design Guide</b></p>	