

ASH PARISH COUNCIL**Minutes of the Meeting of the Planning Committee
held in the Ash Centre, Ash Hill Road, Ash
on Monday 14 May 2018 at 6:30pm**

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

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

207. To accept Apologies for Absence (agenda item 1)

Apologies for absence were received by Cllr Mrs Marsha Moseley.

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

There were no declarations of interest.

209. Confirmation of the Minutes (agenda item 3)

The minutes of the previous meeting held on Monday 23 April 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.

210. Adjournment (agenda item 4)

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

There were no members of the public present at the meeting.

211. 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.

212. National Planning Policy Framework – Delivering the right homes in the right places
(agenda item 6)

Members noted a verbal update from Cllr Jo Randall on the consultation response submitted. The item was deferred from the Planning Meetings held on 26 March 2018 minute number 182 and 23 April 2018 minute number 199 to enable a response to the consultation to be drafted.

It was noted that Councillor Jo Randall had circulated her response to all Councillors and having been agreed, the Clerk (Designate) submitted the response on behalf of Ash Parish Council by the deadline of 10 May 2018.

Item noted

213. Surrey County Council- Public Footpath No. 355 (Ash) Temporary Prohibition of Traffic Order 2017 (agenda item 7)

Members noted the closure order of Public Footpath No. 355 (Ash) has been extended from May 2018 to May 2019.

Item noted

214. TOWN AND COUNTRY PLANNING ACT CONSULTATION ON CURRENT – REMINDER

Members noted further correspondence with reference to a consultation on a Noise Assessment application at Cobbett Hill Earth Station, Cobbett Hill, Normandy GU3 2AA

Item noted

215. Guildford Borough Council Planning Policy Consultations (agenda item 9)

Members considered a Draft Extensions and Alterations Supplementary Planning Document (SPD) which Guildford Borough Council will be consulting on from Friday 4 May to 4 June 2018 and it was:

Recommended upon consideration that Cllr Jo Randall will circulate a draft response to all members for agreement and submission before the closing date of the consultation.

216. Correspondence (agenda item 10)

There was no correspondence.

217. Date of the next meeting (agenda item 11)

It was agreed that the date of the next meeting will be **Tuesday 29 May** 2018 commencing at 6:30pm.

The meeting concluded at 7:03pm

Chairman _____

Date _____

Appendix A

ASH PARISH COUNCIL

Applications for Planning Consent

14 May 2018

Number and Location	Development Proposed
<p>18/P/00658</p> <p>3 Ashurst Road Ash vale GU12 5AF</p>	<p>Two storey side extension, first floor side extension, single storey front extension and changes to fenestration.</p>
<p>No observations</p>	
<p>18/P/00677</p> <p>1 Willow Fields Ash GU12 6HF</p>	<p>Proposed close board fence.</p>
<p>Object</p> <p>Objection 1. The proposed 1.8 metre fence is too high which is in breach of the 1 metre rule as the fence is adjacent to a public highway</p> <p>Noted - Surrey County Council Highways had no observations on the proposal</p>	
<p>18/P/00680</p> <p>Land adjacent to 3 Wandle Close Ash GU12 6JT</p>	<p>Erection of 1no. four-bedroom detached dwelling and associated works.</p>
<p>Object</p> <p>Objection 1. Cramped over-development Objection 2. Restricted amenity space Objection 3. Un- neighbourly development Objection 4. Drainage concerns due to presence of culvert on site and build over in place as a result of earlier (approved) application for 7 dwellings request that all drainage issues are resolved.</p> <p>Concern - Description of property states proposal is for a 4 bed house but plan indicates a 3 bed dwelling</p> <p>The Committee requested referral to an arboriculturist to ensure remaining trees/hedges on site are not endangered by the proposal.</p>	

Number and Location	Development Proposed
<p>18/P/00734</p> <p>15 Church View Ash GU12 6RY</p>	<p>Erection of a single storey rear extension.</p>
<p>Object</p> <p>Objection 1. Flat roof on extension in contravention of Guildford Borough Council's Design Guide for Residential Extensions.</p> <p>Objection 2. Large extension, out of proportion to existing dwelling</p>	
<p>18/P/00743</p> <p>2 Willowbank Ash Green Lane West Ash Green GU12 6HL</p>	<p>Single storey side and rear extension following demolition of garage and conservatory.</p>
<p>Object</p> <p>Objection 1. Flat roof on extension in contravention of Guildford Borough Council's Design Guide for Residential Extensions</p>	
<p>18/P/00757</p> <p>6 Ashdene Road Ash GU12 6TB</p>	<p>Proposed porch to front of property, rear extension, conversion of attic and changes to fenestration.</p>
<p>Object</p> <p>Objection 1. Bulk and massing</p> <p>Objection 2. Out of scale and character with existing dwelling</p>	

Number and Location	Development Proposed
<p>18/P/00760</p> <p>Lynton Horseshoe Lane Ash Vale GU12 5LJ</p>	<p>Addition of first floor extension and changes to fenestration following the demolition of existing conservatory together with erection of detached double garage.</p>
<p>Object</p> <p>Objection 1. Large garage in front of property is outside the building line. Objection 2. Bulk and massing</p> <p>Concern</p> <p>Concern 1. Potential for overlooking from 1st floor side extension into neighbouring properties, request obscure glazing on side windows in perpetuity</p> <p>Concern 2. Potential detrimental effect on tree at front of site. Referral to Guildford Borough Council arboriculturist requested</p>	
<p>17/P/02286</p> <p>Land to the rear of 2 Ash Street and 4a Ash Street Ash GU12 6LT</p>	<p>First floor extension and ground floor extensions to existing building at 4a Ash Street, Ash and conversion to create six flats; demolition of existing buildings to the rear of 2 Ash Street and erection of four flats with associated parking, cycle/bin storage, amenity space and landscaping.</p>
<p>Object</p> <p>Objection 1. Overlooking Objection 2. Overdevelopment of plot Objection 3. Out of character with the area</p> <p>Concerns</p> <p>Concern 1. Concern re access for emergency, refuse or private vehicles Concern 2. Potential for exacerbation of flooding issues in the area Concern 3. Any overlooking Velux windows should be obscured glazed in perpetuity Concern 4. Concern that worthwhile trees on or nearby the site should be adequately protected should proposals go forward</p>	

Number and Location	Development Proposed
<p>18/P/00787</p> <p>6 Heathcote Close Church Path Ash Vale GU12 5BE</p>	<p>Certificate of Lawfulness for proposed development to establish whether a loft conversion with rear dormer and a side / rear extension would be lawful.</p>
<p>Object</p> <p>Objection 1. The roof of the loft conversion appears to be in line with ridge. Therefore not subservient to existing dwelling</p> <p>Objection 2. Flat roof on extension in contravention of Guildford Borough Council's Design Guide for Residential Extensions</p> <p>Objection 3. Potential for overlooking with neighbouring property</p> <p>Objection 4. Out of keeping with existing dwelling</p> <p>Objection 5. Out of scale and character</p> <p>Objection 6. The committee are of the opinion that full planning application should be made.</p>	
<p>18/W/00053</p> <p>83 Ash Church Road Ash GU12 6LU</p>	<p>Prior notification for a single storey 5.00 metre rear extension, 3.00 metres in height with an eaves height of 2.36 metres.</p>
<p>No observations but the committee have observed there is a flat roof to the rear extension.</p> <p>The committee is of the opinion that prior approval is not required (this was decided in a similar application for a 6 metre x 3.6 metre extension at 93 Ash Church Road).</p>	
<p>18/P/00801</p> <p>118 Ash Street Ash GU12 6LL</p>	<p>Proposed side and rear ground floor extension.</p>
<p>Object</p> <p>Objection 1. Flat roof on extension in contravention of Guildford Borough Council's Design Guide for Residential Extensions</p>	

Number and Location	Development Proposed
<p>18/P/00790</p> <p>1 Colne Way Ash GU12 6LZ</p>	<p>Installation of a pedestrian access gate & vehicular access gates with associated vehicle cross over. Installation of metal mesh fence immediately inside existing hedging. Fence panels will be modified in width/height (or omitted) as necessary to avoid any damage to tree T21. Maximum height of all fences and gates will be 2M.</p>
<p>No observations subject to Surrey County Council Highways.</p> <p><i>The committee are of the opinion that the fences and gates may be too high abutting a public highway but plans indicate fences will be metal mesh and be situated behind existing hedging.</i></p>	
<p>18/P/00831</p> <p>67 Wentworth Crescent Ash Vale GU12 5LF</p>	<p>Proposed erection of single storey rear and side extension including two new roof lights.</p>
<p>Object</p> <p>Objection 1. Flat roof on extension in contravention of Guildford Borough Council's Design Guide for Residential Extensions</p>	
<p>18/P/00774</p> <p>Ash Vale Chapel (Formerly known as Ash Vale Methodist Church) Wharf Road Ash Vale GU12 5HS</p>	<p>Certificate of Lawfulness to establish whether use of part of the Church as a recording studio and associated internal alterations is lawful.</p>
<p>Objections</p> <p>Objection 1. The proposed usage of part of the Chapel constitutes a change of use and falls outside parameters of D1</p> <p>Objection 2. Not in keeping with a place of worship</p> <p>The committee is of the opinion that full planning permission is required.</p> <p>The committee have requested that Environmental Health be consulted about the proposed soundproofing, undertake a sound survey and ensure that adequate checks are in place to prevent any nuisance occurring to neighbouring properties.</p>	