

ASH PARISH COUNCIL**DRAFT****Minutes of the Meeting of the Planning Committee
held in the Ash Centre, Ash Hill Road, Ash
on Tuesday 29 May 2018 at 6:30pm**

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

Cllr Pat Scott and Cllr Andrew Gomm were substitutes at the meeting

Cllr Andrew Gomm arrived after the start of the meeting

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.

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

Apologies for absence were received from Cllr Mrs Marsha Moseley, Cllr Nigel Manning
Cllr John Tonks and Cllr Nigel Kears

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

There were no declarations of interest.

3. Confirmation of the Minutes (agenda item 3)

The minutes of the previous meeting held on Monday 14 May 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.

4. 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.

5. 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.

6. Guildford Borough Council – TOWN AND COUNTRY PLANNING ACT (AS AMENDED) (agenda item 6)

Members considered an appeal made against Guildford Borough Council's planning decision in respect of:

Planning Reference: 17/P/01315 Inspectorate's Ref: APP/Y3615/W/17/3189127

Location: Land north of, Poyle Road, Tongham, GU12 1DY

Proposal: Outline application for up to 150 residential dwellings, including provision of up to 35% affordable housing, creation of new vehicular access off Poyle Road, and provision of public open space with associated infrastructure and earthworks. All matters reserved except accessibility to the site for vehicles in terms of the positioning and treatment of the access to the site and it was:

Recommended upon consideration that the Clerk would re-iterate to the Planning Inspectorate members' previous objections to this development and include a further objection "The area proposed for the development is not a strategic site identified in Guildford Borough's draft Local Plan currently under examination by the Planning Inspectorate". It was also recommended that a representative from The Ash Parish Council Planning Committee attend the hearing that is due to be held on September 4, 2018 and is expected to run for two days.

7. Guildford Borough Council Planning Policy Consultations (agenda 7)

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

Recommended upon consideration that a letter is drafted by The Clerk on behalf of The Ash Parish Council Planning Committee with its response to The Planning Policy Consultation.

8. Correspondence (agenda item 8)

Correspondence was received from Guildford Borough Council giving notice of a meeting of its Planning Committee when a variation of a Planning Obligation agreed as part of Planning Application 12/P/01973, Land South of, Ash Lodge Drive, Ash will be considered. The meeting will be held on 20 June 2018 at 7:00 pm in the Council Chamber at Millmead House.

Cllr Jo Randall recommended that copies of this correspondence be circulated to all Planning Committee Members and substitutes Cllr Pat Scott and Cllr Andrew Gomm so that any interested member may apply to speak at the meeting if they so wish.

9. Date of the next meeting

It was agreed that the date of the next meeting will be Monday 11 June 2018 commencing at 6:30pm.

The meeting concluded at 6:55 pm

Chairman _____

Date _____

Appendix A

ASH PARISH COUNCIL

Applications for Planning Consent

29 May 2018

Number and Location	Development Proposed
<p>17/P/02592 (Amended Application)</p> <p>Land South of Ash Lodge Drive Ash</p>	<p>Detailed application for the development of the land south of Ash Lodge Drive, Ash, Surrey so as to accommodate 485 dwellings (34 x 1 bed apartments , 68 x 2 bed apartments, 137 x 2 bed houses, 197 x 3 bed houses and 49 x 4 bed houses), together with the creation of an access point from Ash Lodge Drive, with a second access point from South Lane; a primary route through the site and an emergency access link from South Lane; setting aside of 0.27ha of land for a medical facility, the provision of open space including children's play areas, community allotments, sustainable urban drainage systems and green links on the site.</p>

Object:

Objection 1. The Committee strongly object to any increase in the number of properties on this site.

Objection 2. Insufficient infrastructure – doctors, schools etc.

Objection 3. Lack of sufficient educational facilities to cater for a large increase in pupil numbers resulting from all developments within the area.

Objection 4. High risk of flooding to both new and existing properties.

Objection 5. Inadequate sewerage system.

Objection 6. Drainage issues resulting from impermeable surfaces. Concern that surface water drainage system inadequate.

Objection 7. Adverse impact of additional vehicular traffic within the site itself which will inevitably arise as a result of any increase in the number of dwellings.

Objection 8. Extra pressure on existing estate roads as well as on Ash Street, Ash and The Street, Tongham.

Objection 9. Overdevelopment of the site.

Objection 10. 2.5/3 storey buildings out of scale and character with the area. Flats/town houses are not in keeping with the existing street scene of the immediate surroundings.

Objection 11. Effect of development on wildlife. Surrey Wildlife Trust should be consulted with regard to new proposals.

Objection 12. Insufficient provision of off street parking on site.

Objection 13. Adverse impact of on-street parking on the development and adjacent local area.

17/P/02592

Objection 14. Potential for anti-social behavior. The Committee wish to see the developer having early engagement with Surrey Police so that a successful application may be made for Secure by Design accreditation, if one has not already been achieved.

Objection 15. Lighting pollution from site to existing properties facing development.

Objection 16. Impact on air quality as a result of this development and others in the immediate area. Assurance is required that all necessary investigations are undertaken at both peak and non-peak times.

Objection 17. An additional 85 separate dwellings will increase traffic. The comments of Surrey County Council's Highways Officer should be sought.

Concerns:

Concern 1. Loss of green space.

Concern 2. Coalescence of Ash and Tongham.

Concern 3. That all garages constructed on site should be of sufficient size to accommodate modern vehicles.

Concern 4. That there will be no further loss of trees and/or hedges as a result of the revised proposals.

Concern 5. Concerns about the amount of artificial ponds and lakes and the possible danger to children and the potential to attract mosquitoes.

Concern 6. That all necessary archaeological investigations are undertaken prior to commencement of any construction.

Concern 7. Potential for South Lane (currently a no through road) becoming a cut through to the new development. Drawings imply an emergency vehicle access but how would this be enforced?

Concern 8. Concern regarding potential access problems for refuse and emergency vehicles particularly in the areas proposed for the flats.

Concern 9. Concern regarding access to the allotments.

18/P/00877

**Belleisle
Horseshoe Lane
Ash Vale
GU12 5LJ**

Raising of the roof to create an enlarged first floor including two storey side extension, single storey rear extension, new front porch and new rear dormer following the demolition of existing utility room, garden room, entrance porch and garage.

Object:

Objection 1. Bulk and massing.

Objection 2. Out of scale with the existing property.

Objection 3. Potential for overlooking neighbouring properties.

Objection 4. Flat roof on extension in contravention of Guildford Borough Council's Design Guide for Residential Extensions.

Objection 5. Proposal is out of context with other properties in the area.

Concerns:

Concern 1. The proposed extension is in very close proximity to the boundary.

Number and Location	Development Proposed
<p>18/P/00294</p> <p>Ash Vale Tyres & Auto Centre 11 Lysons Avenue Ash Vale GU12 5QF</p>	<p>Advertisement Consent for the siting of three non-illuminated fascia signs and one panel sign.</p>
<p><i>No observations</i></p>	
<p>18/P/00961</p> <p>1 Rowcroft Close Ash Vale Gu12 5LH</p>	<p>Variation of condition 3 (drawing numbers) of planning application 13/P/00455, approved 29/04/2013, to amend the size of the approved detached garage.</p>
<p>Concerns:</p> <p><i>Concern 1. The committee have concerns about the increase in size of the garage.</i></p> <p>Requests:</p> <p><i>The committee would like to see a condition that the garage is never used as habitable accommodation but used purely for the garaging of vehicles and/or storage.</i></p>	