

ASH PARISH COUNCIL**Minutes of the Meeting of the Planning Committee
held in the Ash Centre, Ash Hill Road, Ash
on Monday 11 June 2018 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	A
Substitutes:	Cllr Mrs Pat Scott	x
	Cllr Andrew Gomm	x
✓ Present	x Not Present	A Apology for Absence

Part 1 – Public Session**10. To accept Apologies for Absence. (agenda item 1)**

Apologies for absence were received from Cllr John Tonks.

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

There were no declarations of interest.

12. Confirmation of the Minutes. (agenda item 3)

The minutes of the previous meeting held on Monday 29 May 2018 copies of which had been circulated, were confirmed as a true record and were signed by the Chairman of the Committee, Councillor Marsha Moseley.

13. 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.

14. 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.

15. Rushmoor Borough Council. (agenda item 6)**TOWN AND COUNTRY PLANNING ACT 1990**

Removal of existing plant and erection of a replacement Asphalt and associated Ancillary infrastructure at Site 7 Stubs Industrial Estate Holly Bush Lane, Aldershot Hampshire. GRID REF: 488376 152454

Members considered correspondence received from Rushmoor Borough Council with reference to an application in respect of the above. Any comments should be made by 20 June 2018. The Planning Committee were extremely disappointed that this was a retrospective application and therefore had no opportunity to make any comments beforehand and it was:

Recommended upon consideration that the Clerk will contact Rushmoor Borough Council for copies of existing plans of the site. Concerns were expressed about the increase in size of the structure and Committee members would also like to know if there are any restrictions for usage times at the plant. The Clerk will circulate the information to all members.

16. Street Naming and Numbering - New Development at Land South of Ash Lodge Drive, Ash. (agenda item 7)**Phase One Comprising 44 Dwellings Across 4 Streets - Planning Ref: 17/P/02592**

Members considered correspondence received from Guildford Borough Council with reference to street naming and numbering at land south of Ash Lodge Drive and it was:

Recommended upon consideration the suggestions for the street naming at the new development at Land South of Ash Lodge Drive are as follows :-

Road A – Hammersley Drive

Road B – Yeomans Bridge Crescent

Road C – Hop Garden Way

Road D – Elizabeth Bree Close (to become “Road” if extended)

The Clerk would advise Guildford Borough Council accordingly.

17. Consultation for dealing with unauthorised development and encampments. (agenda item 8)

Members were due to consider the Guildford Borough Council response to the consultation issued by the Ministry of Housing, Communities and Local Government, Home Office and Ministry of Justice for dealing with unauthorised development and encampments. The consultation runs to 15 June 2018. The item was deferred from the Planning Committee meeting held on 23 April 2018 minute number 203 to enable the Clerk to circulate Guildford Borough Council’s response to the consultation and draft an Ash Parish Council response for agreement at this meeting. It was:

Recommended upon consideration that the Clerk will contact Guildford Borough Council again for a copy of their response to this consultation and circulate it to all members of the Committee.

18. Surrey Heath Borough Council Planning Policy Consultations. (agenda item 9)

Members considered an invitation received from Surrey Heath Borough Council to participate in the Surrey Heath Draft Local Plan Issues Options/Preferred Options, 2018 consultation by the Planning Policy Team and it was:

Recommended upon consideration that the item be noted.

19. Guildford Borough Council – TOWN AND COUNTRY PLANNING ACT (AS AMENDED) (agenda item 10)

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

Planning Reference: 18/P/00411 Inspectorate's Ref: APP/Y3615/D/18/3202581

Location: York Cottage, Hillside Road, Ash, GU12 5BJ

Proposal: Erection of a 2-storey side extension on the east side of the existing house following removal of existing side garage extension providing amendments to approved application 17/P/02586 and it was:

Recommended upon consideration that the Clerk would re-iterate to the Planning Inspectorate members' previous objections to this development.

20. Correspondence. (agenda item 11)

There was no correspondence to report.

21. Next Meeting. (agenda item 12)

The date of the next meeting is Monday 25 June 2018 commencing at 6:30 pm

The meeting concluded at 6:58 pm

Chairman _____

Date _____

Appendix A

ASH PARISH COUNCIL

Applications for Planning Consent

11 June 2018

Number and Location	Development Proposed
<p>18/P/00998</p> <p>49 Vickers Road Ash Vale GU12 5SE</p>	<p>Erection of a rear conservatory.</p>
<p><i>No objections</i></p>	
<p>17/P/02443</p> <p>Land adjacent to</p> <p>48 Church View and to the rear of Ash Church Road Ash GU12 6RT</p>	<p>Variation of condition 2 (approved plans) of planning application 15/P/00110, approved 08/03/2016, to allow changes to fenestration on the front and rear roof slopes and on the side elevations; and an increase in the depth and width dimensions of the proposed dwellings. The wording of the developments description to be changed to read : "two pairs of semi-detached dormer dwellings."</p>
<p><i>The Planning Committee strongly object to this development in principle. Original approved application was for 4 x 1 bedroom dormer bungalows. This is basically a retrospective application following build out.</i></p> <p>Object</p> <p><i>Objection 1. Over development of plot.</i> <i>Objection 2. Out of scale and character.</i> <i>Objection 3. Size of dwellings inappropriate amongst neighbouring bungalow properties.</i> <i>Objection 4. Potential for overlooking neighbouring properties particularly from side windows. If approved request that first floor side windows obscured glazed in perpetuity.</i> <i>Objection 5. Insufficient parking facilities.</i></p> <p>Concerns</p> <p><i>Concern 1. Overlooking due to raised roof height and first floor dormer windows.</i> <i>Concern 2. No extra parking available. Potential for increased traffic on road used by school children, safety issues.</i></p>	

Number and Location	Development Proposed
<p>18/P/01010</p> <p>6 Heathcote Close Church Path Ash Vale GU12 5BE</p>	<p>Certificate of Lawfulness for a proposed development to establish whether a proposed loft conversion with rear dormer 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/P/00939</p> <p>70 South Lane Ash GU12 6NJ</p>	<p>Demolition of 1 number bungalow to be replaced with 2 number chalet bungalows</p>
<p>Object</p> <p>Objection 1. Despite entry on application form development is in a known flood area.</p> <p>Objection 2. Proposed 70B dwelling situated right up to both boundaries of the site.</p> <p>Objection 3. Appears cramped /overdevelopment of site.</p> <p>Objection 4. Rear elevations do not appear sufficiently subservient.</p> <p>Objection 5. Poor blocky design.</p> <p>Objection 6. Flat roofs on side extension in contravention with Guildford Borough Council Design Guide code.</p> <p>Objection 7. Larger four bedroom properties are not in demand.</p> <p>Objection 8. Insufficient amenity space.</p>	

Number and Location	Development Proposed
18/W/00067 Noctorum Horseshoe Lane Ash Vale GU12 5LJ	Prior notification for a single storey 5m rear extension, 3.1m in height with an eaves height of 2.7m.
Object Objection 1 Site backs onto Basingstoke Canal Conservation Area. Objection 2. Flat roof on proposed extension in contravention with Guildford Borough Council Design Guide code. Objection 3. Appears over large for existing footprint of host dwelling. Objection 4. Inappropriate development.	