

**ASH PARISH COUNCIL****Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on Monday 23 July 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****37. To accept Apologies for Absence. (agenda item 1)**

Apologies for absence were received from Cllr John Tonks.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 9 July 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.

**40. 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.

**41. 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.***

**42. Correspondence.** *(agenda item 6)*

There was no correspondence to report.

**43. Next Meeting.** *(agenda item 7)*

The date of the next meeting is Monday 13 August 2018 commencing at 6:30pm.

*The meeting concluded at 6:52pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**Appendix A**

**ASH PARISH COUNCIL**

**Applications for Planning Consent**

**23 July 2018**

Number and Location	Development Proposed
<p><b>18/P/01268</b></p> <p><b>Edenvale Chambers Road Ash Vale GU12 5ER</b></p>	<p><b>Single storey side and rear extension after demolition of existing conservatory and garage and changes to fenestration.</b></p>
<p><b><i>No observations</i></b></p>	
<p><b>18/P/01276</b></p> <p><b>16 South Road Ash Vale GU12 5AJ</b></p>	<p><b>Erection of first floor extension and changes to existing fenestration.</b></p>
<p><b><i>No observations</i></b></p>	
<p><b>18/P/01292</b></p> <p><b>Stretton 4 Old Rectory Road Ash GU12 6EX</b></p>	<p><b>Proposed loft conversion with dormers and changes to fenestration.</b></p>
<p><b><i>Object</i></b></p> <p><b><i>Objection 1. Out of scale and character</i></b></p> <p><b><i>Objection 2. Not subservient to the main dwelling</i></b></p> <p><b><i>Objection 3. The proposed roof would be above the existing roof</i></b></p> <p><b><i>Objection 4. The proposal would be over hanging the 1st floor</i></b></p> <p><b><i>Objection 5. Bulk and massing</i></b></p>	

Number and Location	Development Proposed
<p><b>18/P/01293</b></p> <p><b>Noctorum</b></p> <p><b>Horseshoe Lane</b>  <b>Ash Vale</b>  <b>GU12 5LJ</b></p>	<p><b>Ground floor rear extension.</b></p>
<p><b>Object</b></p> <p><i><b>Objection 1. Flat roofs are not in keeping with the Guildford Borough Council's Residential Design Guide</b></i></p> <p><i><b>Objection 2. The proposed extension would back onto a conservation area</b></i></p>	
<p><b>18/P/01301</b></p> <p><b>Land rear of Nellers Cottages</b>  <b>Frimley Road</b>  <b>Ash Vale</b>  <b>GU12 5NX</b></p>	<p><b>Erection of new two bedroom detached bungalow following demolition of garage, carport and shed.</b></p>
<p><b>Object</b></p> <p><i><b>Objection 1. Over development of the plot</b></i></p> <p><i><b>Objection 2. Too close to a Special Protection Area</b></i></p>	
<p><b>18/P/01340</b></p> <p><b>Land Rear of 4 and 6</b>  <b>Ashdene Road</b>  <b>Ash</b>  <b>GU12 6TB</b></p>	<p><b>Erection of two dwellings with garages at rear of 4 and 6 Ashdene Road.</b></p>
<p><b>Object</b></p> <p><i><b>Objection 1. Overdevelopment of the plot</b></i></p> <p><i><b>Objection 2. The proposed chalet bungalows are houses</b></i></p> <p><i><b>Objection 3. Out of scale and character</b></i></p> <p><i><b>Objection 4. Lack of amenity space</b></i></p>	

Number and Location	Development Proposed
<p><b>18/P/01221</b></p> <p><b>Vale Furnishers Wharf Road Ash Vale GU12 5AS</b></p>	<p><b>Erection of a part three storey/part two storey side and rear extensions along and to the rear of Ash Hill Road. Erection of a two storey dwelling to the rear, accessed off Balmoral Road, following demolition of the Standard of England Public House (revision to application 17/P/02204).</b></p>
<p><i>The Planning Committee have no objection to the proposed house.</i></p> <p><b>Concerns</b></p> <p><b>DWELLING AND RETAIL EXTENSIONS</b></p> <p><b>Concern 1. Landscape screening required to mitigate noise and light pollution to residences on Balmoral Road</b></p> <p><b>Concern 2. Surrey County Council to be consulted re accesses on both Ash Hill Road and Balmoral Road</b></p> <p><b>Concerns</b></p> <p><b>RETAIL EXTENSIONS</b></p> <p><b>Concern 1. Concerns that the additional towers and increase in height of the existing tower fronting Wharf Road may have an overbearing visual impact on area</b></p> <p><b>Concern 2. Concern about significant increase in retail floor space</b></p> <p><b>Concern 3. Possible overshadowing and loss of light to neighbouring properties as a result of the new extensions</b></p>	
<p><b>18/P/01355</b></p> <p><b>118 Ash Street Ash GU12 6LL</b></p>	<p><b>Single storey rear and side extension with pitched roof.</b></p>
<p><b>No observations</b></p>	

Number and Location	Development Proposed
<p>17/P/01315</p> <p>Land north of, Poyle Road Tongham GU10 1DY</p>	<p>Outline application for up to 150 residential dwellings, including provision of to 35% affordable housing, creation of new vehicular access off Poyle Road, and provision of public space with associated infrastructure and earthworks. All matters reserved except accessibility to the site, for vehicles in terms of positioning and treatment of the access to the site</p>
<p><b>Object</b></p> <p><i>Objection 1. Overdevelopment of the site</i>  <i>Objection 2. Poor design</i>  <i>Objection 3. Access on to Poyle Road is near to a sharp bend with limited visibility</i>  <i>Objection 4. Lack of infrastructure</i>  <i>Objection 5. Loss of agricultural land</i>  <i>Objection 6. Not a sustainable location as no public transport</i></p> <p><b>Concerns</b></p> <p><i>Concern 1. Possible flooding issues</i>  <i>Flood Risk Assessment required for surface water, to comply with the Guildford Borough Council’s Ash Surface Water Study.</i>  <i>Concern 2. Possible impact on protected species.</i>  <i>Concern 3. Cumulative effect of developments in the area and coalescence with Tongham</i></p>	
<p>18/P/01375</p> <p>The Old Coachworks Lysons Avenue Ash Vale GU12 5QF</p>	<p>Partial change of use from warehouse (use class B8) to mixed use café (use class A3) and sandwich bar (use class A1) with installation of four tables and twelve chairs on the forecourt (retrospective application)</p>
<p><b>Object</b></p> <p><i>Objection 1. Strongly object as there is no parking available in Lysons Avenue</i>  <i>Objection 2. There are no toilet facilities on site for customers, just 1 staff toilet</i>  <i>Objection 3. As there are tables and chairs on the forecourt with parking of vehicles which would be dangerous</i></p>	