

ASH PARISH COUNCIL**Minutes of the Meeting of the Planning Committee
held in the Ash Centre, Ash Hill Road, Ash
on 12 November 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	✓
	Substitutes:	
	Cllr Mrs Pat Scott	x
	Cllr Andrew Gomm	x
✓ Present	x Not Present	A Apology for Absence

Part 1 – Public Session**96. To accept Apologies for Absence. (agenda item 1)**

There were no apologies for absence

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 22 October 2018 copies of which had been circulated were confirmed as a true record and signed by the Chairman of the Committee, Councillor Mrs Marsha Moseley.

99. 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.

During the public adjournment comments were raised in respect of planning application 18/P/01950.

100. 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.

The Chairman of the Meeting proposed, and it was agreed, to consider Planning Application 18/P/02041 second.

101. Applications for Tree Surgery (agenda item 6)

To consider tree surgery applications and if deemed necessary make representations on behalf of the Council subject to plans being received as detailed at Appendix B and it was:

Recommended upon consideration of the applications as at Appendix B to make observations as shown.

102. Land North of Poyle Road, Tongham

Members considered the notification concerning the appeal for the 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. A hearing was held at the Guildford Borough Council Offices on 4 September 2018 following which the appeal was dismissed.

Item noted.

103. Correspondence (agenda item 8)

There was no correspondence.

104. Next Meeting. (agenda item 7)

The date of the next meeting is **Monday 26 November** 2018 commencing at 6:30pm.

The meeting concluded at 7:40 pm

Chairman _____

Date _____

ASH PARISH COUNCIL

Applications for Planning Consent

12 November 2018

Number and Location	Development Proposed
<p>18/P/01950</p> <p>Land to East of White Lane and West of Chestnut Lodge Drovers Way Ash Green GU12 6HY</p>	<p>Erection of 61 residential dwellings with associated access, parking, landscaping and infrastructure.</p>
<p>Object</p> <p><i>Objection 1. Access on to White Lane potentially dangerous</i></p> <p><i>Objection 2. The amount of additional traffic which would be using White Lane</i></p> <p><i>Objection 3. Effect on bridge over old railway line. Proposed widening of footpath would restrict existing width of motor carriageway even further possibly to an unacceptable degree</i></p> <p><i>Objection 4. Overdevelopment of site</i></p> <p><i>Objection 5. Insufficient parking</i></p> <p><i>Objection 6. Exacerbation of flooding problems to surrounding areas- not necessarily on site itself.</i></p> <p><i>Objection 7. Destruction of wildlife habitat</i></p> <p><i>Objection 8. Proposed flatted part of development inappropriate and out of keeping with the area</i></p> <p><i>Objection 9. Foul water network infrastructure inadequate</i></p> <p><i>Objection 10. SUDS proposals need to be shown to be robust and viable. Note Surrey County Council recommends refusal based on submitted surface water strategy</i></p> <p><i>Objection 11. Unacceptable proximity to Ash Green Station House – County listed as special local historic interest.</i></p> <p><i>Objection 12. Effect on ancient woodland</i></p> <p><i>Objection 13. Additional strain on local infrastructure particularly healthcare and educational facilities</i></p> <p><i>Objection 14. Within THBSPA. Mitigation required</i></p> <p><i>Objection 15. Accumulative impact on other developments in the area</i></p> <p><i>Objection 16. Not a sustainable development for public transport which would mean more reliance on cars</i></p>	

Number and Location	Development Proposed
<p>18/P/02041</p> <p>Comrie, 44 College Road Ash, GU12 5DA</p>	<p>Proposed two storey front/side extension, new integral garage following demolition of existing garage, single storey rear extension, addition of rear dormer window and changes to fenestration.</p>
<p>Object</p> <p><i>Objection 1. Proximity to the boundary</i> <i>Objection 2. Un-neighbourly development</i> <i>Objection 3. Bulk and massing</i> <i>Objection 4. Out of character with existing dwelling</i> <i>Objection 5. Over development of the plot</i> <i>Objection 6. Unbalancing of building line affecting the symmetry of the house</i> <i>Objection 7. Flat roof to dormer and rear extension in contravention of the Guildford Borough Council Residential Design Guide and new Residential Extensions and Alterations SPD.</i></p> <p>Concerns</p> <p>Concern 1. Possible breach of the 45 degree rule resulting in loss of light to neighbouring property number 45</p>	
<p>18/P/01966</p> <p>145 Manor Road Ash GU12 6QA</p>	<p>Advertisement Consent for an estate agent style sign.</p>
<p>Object</p> <p><i>Objection 1. Too many of these sort of signs around, making the village look cluttered and untidy</i></p> <p>Requests</p> <p><i>Request 1. If Guildford Borough Council agrees to approve this application the Planning Committee request the display of this sign be restricted to a 3 month period</i></p>	

Number and Location	Development Proposed
<p>18/P/01982</p> <p>Junction of Manor Road and, Ash Green Lane West Ash, GU12</p>	<p>Display of 1 non-illuminated low level wall mounted sign.</p>
<p>Object</p> <p><i>Objection 1. Too many of these sort of signs around, making the village look cluttered and untidy</i></p> <p>Requests</p> <p><i>Request 1. If Guildford Borough Council agrees to approve this application the Planning Committee request the display of this sign be restricted to a 3 month period</i></p>	
<p>18/P/01983</p> <p>Orchard Farm Harpers Road Ash GU12 6DE</p>	<p>Retention of equestrian buildings A and B.</p>
<p>Request</p> <p><i>Request 1. No observations on application but the Planning Committee request that the buildings are retained for equestrian purposes only in perpetuity.</i></p>	

Number and Location	Development Proposed
<p>18/P/01993</p> <p>9 Ash Hill Road Ash GU12 6AD</p>	<p>Certificate of Lawfulness for a proposed development to establish whether a single storey rear extension, loft conversion with a rear dormer, one rear rooflight, part conversion of garage to habitable accommodation and changes to rear fenestration would be lawful.</p>
<p><i>Strongly Object</i></p> <p><i>Objection 1. Full planning required for this application</i> <i>Objection 2. The proposal is too big</i> <i>Objection 3. Overlooking neighbouring properties</i> <i>Objection 4. Flat roof extensions are in contravention of the Guildford Borough Council Residential Design Guide and new Residential Extensions and Alterations SPD.</i></p>	
<p>18/P/02024</p> <p>124 Longacre Ash GU12 6RR</p>	<p>Proposed attached 3 bedroom dwelling with associated access with new dropped kerb.</p>
<p><i>Object</i></p> <p><i>Objection 1. Overdevelopment of the plot</i> <i>Objection 2. Out of keeping with a road which consists mainly of semi detached properties</i> <i>Objection 3. Proposed development creates a terracing effect</i> <i>Objection 4. Contrived development</i></p> <p><i>Concerns</i></p> <p><i>Concern 1. Access near a corner</i> <i>Concern 2. Parking - Insufficient spaces</i></p>	

Number and Location	Development Proposed
<p>18/P/02027</p> <p>29 Station Road East Ash Vale GU12 5LY</p>	<p>Two storey rear extension and changes to fenestration.</p>
<p>Object</p> <p>Objection 1. Extension not subservient to main dwelling Objection 2. Application results in a blocky design, not stepped enough Objection 3. Proposed 2 storey extension is right up against the boundary</p>	
<p>18/P/01938</p> <p>Signage at Bewley Homes site entrance Ash Lodge Drive, Ash</p>	<p>Display of one non-illuminated 'coming soon' stack sign, and two non-illuminated flag poles and signs.</p>
<p>Object</p> <p>Objection 1. Overlarge Objection 2. Incongruous colours Objection 3. Name on signage (“Nursery Drive”) is open to be misconstrued and misinterpreted. Names of first roads to be developed have already been approved and will be used following final build out. The word “Drive” implies a road which has no justification in fact Objection 4. Dangerous as distraction to drivers Objection 5. Recommend that the signage is only temporary for suggested period of 6 months</p>	
<p>18/P/02042</p> <p>54 Firacre Road Ash Vale GU12 5JT</p>	<p>Single storey side extension with a pitched roof and alterations to front projection roof (Retrospective).</p>
<p>No observations</p>	

Number and Location	Development Proposed
<p>18/P/02062</p> <p>Land south of Ash Lodge Drive Ash</p>	<p>Entrance feature for residential development consisting covered, partially open sided (on 3 sides) timber and brick structure.</p>
<p><i>Strongly Object</i></p> <p><i>Objection 1. Inappropriate development appears to be for advertising purposes only</i> <i>Objection 2. What will happen in the future when the developers have gone, who will maintain the structure?</i></p>	
<p>18/P/02097</p> <p>Fine Wind Hazel Road Ash Green GU12 6HR</p>	<p>Proposed front porch extension, two storey side extension incorporating a garage following demolition of the existing garage and single storey rear extension</p>
<p><i>Object</i></p> <p><i>Objection 1. Over development of plot</i> <i>Objection 2. Not subservient to the main dwelling</i> <i>Objection 3. Un-neighbourly development</i> <i>Objection 4. Not in keeping with surrounding area</i> <i>Objection 5. Flat roof extensions are in contravention of the Guildford Borough Council Residential Design Guide and new Residential Extensions and Alterations SPD.</i></p>	

Appendix B

ASH PARISH COUNCIL
Applications for Tree Surgery
12 November 2018

Number and Location	Development Proposed
<p>18/T/00247</p> <p>Land South of, Ash Lodge Drive, Ash</p>	<p>Works to trees on land adjacent to South Lane as described in the submitted schedule of works (Tree Preservation Order No. 11 of 2011).</p>
<p><i>No objections subject to a report from Guildford Borough Council's Arboricultural Officer.</i></p>	
<p>18/T/00253</p> <p>Acacia Cottage 36 Hutton Road Ash Vale GU12 5HA</p>	<p>Sycamore (T1) - Crown reduce by 3-4m.</p>
<p><i>No objections subject to a report from Guildford Borough Council's Arboricultural Officer.</i></p>	
<p>18/T/00261</p> <p>3 Old School Close Ash GU12 5EX</p>	<p>Crown lift common oak tree (T1) over the footpath to give a 3 metre clearance from ground level, also crown lift over the drive of No. 4 to 6 metres from ground level and to reduce back the lower lateral branches that encroach towards property no. 4 in a south westerly position by 1 metre and on the south easterly position by reducing back to 1 to 1.5 metres.</p>
<p><i>No objections subject to a report from Guildford Borough Council's Arboricultural Officer.</i></p>	
<p>18/T/00266</p> <p>Ashbourne Court Residential Care Home Ashbourne Close Ash GU12 6AG</p>	<p>Sweet chestnut tree (T1) on south east corner of care home car park - repollard to previous cut points (Tree Preservation Order No. 1 of 2005).</p>
<p><i>No objections subject to a report from Guildford Borough Council's Arboricultural Officer.</i></p>	

Number and Location	Development Proposed
<p>18/T/00274</p> <p>8A Heathcote Close Church Path, Ash Vale, GU12 5BE</p>	<p>Front and Rear Garden 1). Prune back 4 English Oak (Quercus robor) to give 2 metre clearance from roof of house pruning back to suitable live secondary growth. Lift low canopy from the three English Oak (Quercus robor) in the front garden to approximately 5.5 metres over the road. To give clearance from roof and lift canopy Tree Preservation Order P1/201/428 8A Heathcote Close Church Path, Ash Vale, Guildford, GU12 5BE</p>
<p><i>No objections subject to a report from Guildford Borough Council's Arboricultural Officer</i></p>	