

**ASH PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on 8 October 2018 at 6:30pm**

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

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

Apologies for absence were received from Cllr John Tonks and Cllr Nigel Kearse.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 24 September 2018 copies of which had been circulated, were confirmed as a true record and were signed by the Chairman of the Committee, Councillor Mrs Marsha Moseley.

**84. 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.

Two members of the public raised their concerns regarding 36 South Lane. The objections concerned the overlooking of their property especially during construction and dust generated by the construction. They had already written to Guildford Borough Council to express their objections.

**85. 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.***

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

There was no correspondence.

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

The date of the next meeting is **Monday 22 October** 2018 commencing at 6:30pm.

*The meeting concluded at 6.45pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**Appendix A**

**ASH PARISH COUNCIL**

**Applications for Planning Consent**

**8 October 2018**

Number and Location	Development Proposed
<p><b>18/P/01717</b></p> <p>Land to the south of Foreman Park and west of, Foreman Road. Ash Green GU12</p>	<p><b>Advertising Consent for the erection of one non - illuminated residential stack sign.</b></p>
<p><b>Object</b></p> <p><b>Objection 1. The sign is too big and unsightly (it is already in situ).</b> <b>Objection 2. It is a distraction to motorists.</b></p>	

Number and Location	Development Proposed
<p><b>18/W/00109</b></p> <p>137 Ash Street Ash GU12 6LJ</p>	<p><b>Prior Notification for a single storey 4 metre extension 3.7 metres in height of 2.4 metres high.</b></p>
<p><b>Object</b></p> <p><b>Objection 1. Potential loss of light to ground floor room(s) at rear of 135 Ash Street.</b> <b>Objection 2. May be in contravention of the 45 Degree rule.</b></p>	

Number and Location	Development Proposed
<p><b>18/P/01779</b></p> <p><b>36 South Lane Ash GU12 6NG</b></p>	<p><b>Proposed two storey detached dwelling and a pair of semi-detached two storey dwellings following demolition of existing bungalow.</b></p>
<p><b>Object</b></p> <p><b>Objection 1. Overdevelopment of plot.</b>  <b>Objection 2. Not in keeping with surrounding area.</b>  <b>Objection 3. Would result in increased noise levels.</b>  <b>Objection 4. Insufficient amenity facilities.</b>  <b>Objection 5. Cramped parking arrangements. Proposed tandem parking not practical and may cause safety issues both within the site and onto South Lane.</b>  <b>Objection 6. Potential for overlooking properties 34 and 40 South Lane. These properties are bungalows and development would have detrimental effect of privacy enjoyed by residents of these dwellings.</b>  <b>Objection 7. Potential for increased flooding to the area</b>  <b>Objection 8. Within 5 kilometres of the TBHSPA. Mitigation required.</b></p> <p><b>Requests</b></p> <p><b>Request 1. Consideration given to the impact on the drain/culvert which is within close proximity to the rear of the site and arrangements should be put in place for access to and maintenance of the watercourse</b>  <b>Request 2. Strict controls required on hours of work permitted during construction.</b>  <b>Request 3. Refuse arrangements to be agreed with Guilford Borough Council in advance.</b>  <b>Request 4. Screening on scaffolding during the construction phase and respect to be shown to neighbours.</b>  <b>Request 5. Detrimental overlooking effect requires obscure glazing in perpetuity and limited opening facilities in perpetuity.</b></p> <p><b>Concern</b></p> <p><b>Concern 1. Ash Parish Council is aware that development at 38 South Lane (15/P/00391) has been subject to enquiry by Planning Enforcement. As a result ground levels were found not to be in compliance with the approved application. In the circumstances APC request that if current application is approved there would be strict adherence to plans so approved.</b></p>	