

**ASH PARISH COUNCIL****Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on 14 January 2019 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****126. To Accept Apologies for Absence. (agenda item 1)**

Apologies for absence were received from Cllr John Tonks.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 10 December 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

**129. 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/02305.***

**130. 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.***

**131. Applications for Tree Surgery. (agenda item 6)**

Tree surgery applications 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 B to make observations as shown.***

**132. Naming the New Street at Land at Foreman Manor (agenda item 7)**

Members noted the new street will be named Woodroffe Close as proposed at the last meeting. The name had now been formally adopted and the developer has asked that Ash Parish Council be especially thanked for the research for the historical link.

Item noted.

**133. Guildford Borough Council**

**STREET NAMING CONSULTATION - Street Naming New Development Land South of Ash Lodge Drive**

**Planning reference 17/P/02592 - Erection of 492 dwellings.**

Members considered correspondence received from Guildford Borough Council with reference to street naming for a new street at Land South of Ash Lodge Drive the consultation runs until Friday 11 January. The Clerk contacted Guildford Borough Council and it was agreed to extend the time on this consultation until after the Planning Committee Meeting on 14 January 2019 to enable members comments to be submitted and it was:

***Recommended upon consideration the suggestion for the street naming at the new development at Land South of Ash Lodge Drive, Ash as follows:- Cirrus Close which would acknowledge the previous owners of Cirrus Lodge.***

***The Clerk will advise Guildford Borough Council accordingly.***

**134. Correspondence. (agenda item 10)**

There was no correspondence.

**135. Next Meeting. (agenda item 11)**

The date of the next meeting is **Monday 28 January 2019** commencing at 6:30pm.

*The meeting concluded at 7:00pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**ASH PARISH COUNCIL**

**Applications for Planning Consent**

**14 January 2019**

Number and Location	Development Proposed
<p><b>18/P/02308</b></p> <p><b>Land at May and Juniper Cottages Ash Green Road Ash Green</b></p>	<p><b>Outline application for development of 100 dwellings (including 40 affordable homes) with access to be determined, with associated garages, parking, open space, landscaping and play areas (layout, scale, appearance and landscape to form the reserved matters).   Land at May and Juniper Cottages, Ash Green Road, Ash Green</b></p>
<p><b>Object.</b></p> <p><b>Objection 1.</b> <b>Potential adverse effect on local heritage assets</b></p> <p><b>Objection 2.</b> <b>Current proposed access is from narrow country road which is totally inadequate to accommodate additional traffic that would be generated by the development.</b></p> <p><b>Objection 3.</b> <b>Proposals indicate the future access would be through adjacent development sites. This supposition is entirely premature at this stage-the other development proposals have not yet been submitted let alone approved. As applications should be considered on their merits when presented, the future possibility of access via another route is currently irrelevant and may be regarded as speculative and should not be taken into account or carry any weight.</b></p> <p><b>Objection 4.</b> <b>Site would generate unacceptable level of additional traffic over narrow weak bridge adjacent to junction with Harpers Road and a weak bridge at White Lane which may prove dangerous to all users.</b></p> <p><b>Objection 5.</b> <b>Unacceptable cumulative effect of additional vehicular traffic in all local road infrastructure.</b></p> <p><b>Objection 6.</b> <b>The lack of pedestrian provision is potentially dangerous. Local area currently has limited pavement facilities.</b></p>	

**Continued...**

**Objection 7.**

**Inadequate street lighting along Ash Green Road and surrounding area.**

**Objection 8.**

**Inadequate bus services for area.**

**Objection 9.**

**Ash Green Road currently used as rat run by local traffic accessing/exiting Guildford Road (A323).**

**Objection 10.**

**Parking by current residents of Ash Green Road who have no drive/garage amenity narrows the road substantially. Additional traffic generated by the site could make use of the road very hazardous.**

**Objection 11.**

**Further loss of green space to the area.**

**Objection 12.**

**Unsustainable location.**

Number and Location	Development Proposed
<p>18/P/02319</p> <p>12 Kingfisher Walk Ash GU12 6RF</p>	<p>Ground floor rear extension</p>
<p><b>No observations.</b></p>	
<p>18/P/02347</p> <p>Canna Limited Lysons Avenue Ash Vale GU12 5QF</p>	<p>Advert consent for “Serco” logo on side of building. (Retrospective)</p>
<p><b>No observations.</b></p>	

Number and Location	Development Proposed
<p><b>18/P/02370</b></p> <p><b>59 Wentworth Crescent</b>  <b>Ash Vale</b>  <b>GU12 5LF</b></p>	<p><b>Certificate of Lawfulness for a proposed development to establish whether five roof lights to front elevation and a hip to gable rear dormer loft conversion would be lawful.</b></p>
<p><b>Object.</b></p> <p><b>Objection 1. Full planning application required as the proposal is overlarge, has a flat roof, Juliette balconies, and has the potential for overlooking neighbouring properties.</b></p>	
<p><b>18/P/02398</b></p> <p><b>3 Waverley Drive</b>  <b>Ash Vale</b>  <b>GU12 5JW</b></p>	<p><b>Proposed single storey rear conservatory</b></p>
<p><b>No observations.</b></p>	
<p><b>18/P/02231</b></p> <p><b>49 Ash Street</b>  <b>Ash</b>  <b>GU12 6LF</b></p>	<p><b>Two storey side extension, and conversion of existing premises comprising two retail units and one flat to create four flats.</b></p>
<p><b>Object.</b></p> <p><b>Objection 1.</b>  <b>Concern about the parking provision as site is on a busy road.</b></p> <p><b>Objection 2.</b>  <b>Expanse of flat roofs.</b></p> <p><b>Objection 3.</b>  <b>Within SPA buffer zone.</b></p> <p><b>Requests:</b></p> <p><b>Request 1.</b>  <b>Condition for side first floor windows to be obscured glass in perpetuity.</b></p>	

Number and Location	Development Proposed
<p><b>18/P/02411</b></p> <p><b>Conifers Woollards Road Ash Vale GU12 5DR</b></p>	<p><b>Raise eaves and ridge height of roof for a proposed new first floor.</b></p>
<p><b>Object.</b></p> <p><b>Objection 1.</b> <i>Loss of bungalow as proposal is conversion of existing single storey dwelling into a house.</i></p> <p><b>Objection 2.</b> <i>Out of scale and character to existing dwelling resulting in harm to appearance of property and surrounding area.</i></p> <p><b>Objection 3.</b> <i>Potential for overlooking neighbouring properties</i></p> <p><b>Requests:</b></p> <p><b>Request 1.</b> <i>If Local Planning Authority minded to approve proposal Ash Parish Council request imposition of condition that the first floor windows to be obscure glazed in perpetuity.</i></p>	
<p><b>18/P/02427</b></p> <p><b>Oak Tree House, Foreman Road, Ash Green, GU12 6HD</b></p>	<p><b>Single storey timber orangery.</b></p>
<p><b>No observations.</b></p>	

Number and Location	Development Proposed
<p><b>18/P/02455</b></p> <p><b>9 North Road</b>  <b>Ash Vale</b>  <b>GU12 5AW</b></p>	<p><b>Erection of a first-floor side extension and conversion of attached garage into habitable space.</b></p>
<p><b>Object.</b></p> <p><b>Objection 1.</b>  <b>Extension not subservient to main dwelling.</b></p> <p><b>Objection 2.</b>  <b>Removes side access for property through the existing garage.</b></p> <p><b>Objection 3.</b>  <b>Extension will be hard up against boundary with number 7 producing overbearing aspect.</b></p> <p><b>Requests:</b></p> <p><b>Request 1.</b>  <b>If Local Planning Authority minded to approve proposal condition requested that all first floor side windows should be obscure glazed in perpetuity.</b></p>	

**Appendix B**

**ASH PARISH COUNCIL**  
**Applications for Tree Surgery**  
**14 January 2019**

<b>Number and Location</b>	<b>Development Proposed</b>
<p><b>18/T/00328</b></p> <p><b>Land South of, Ash Lodge Drive</b> <b>Ash</b></p>	<p><b>Works to trees on land adjacent to South Lane as described in the submitted tree works schedule (Tree Preservation Order No. 11 of 2011).</b></p>
<p><b>Concerns:</b></p> <p><b>Concern 1.</b>  <i>Concern about potential impact on natural sound reduction to neighbouring properties by proposals to reduce height to some of specified trees.</i></p> <p><b>Concern 2.</b>  <i>Whilst Ash Parish appreciate that some management of trees/shrubbery may be necessary there is concern that the proposed work may be excessive. Ash Parish Council would like to see natural green features of the site to be retained as far as possible to mitigate the effects of the development on the area.</i></p> <p><b>Requests:</b></p> <p><b>Request 1.</b>  <i>Proposals to be considered by Guildford Borough Council's Arboriculturist.</i></p>	