

ASH PARISH COUNCIL**Minutes of the Meeting of the Planning Committee
held in the Ash Centre, Ash Hill Road, Ash
on 28 January 2019 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	✓
	Substitutes:	
	Cllr Mrs Pat Scott	x
	Cllr Andrew Gomm	x
✓ Present	x Not Present	A Apology for Absence

Part 1 – Public Session**136. To Accept Apologies for Absence. (agenda item 1)**

Apologies for absence were received from Cllr Nigel Kearse.

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

A declaration of a non-pecuniary interest was received from Cllr John Tonks in respect of planning item 19/P/00042 72 Vale Road, Ash Vale, GU12 5HS he lives in close proximity to the proposed planning application.

A declaration of a personal interest was received from Cllr John Tonks in respect of planning item 19/P/00040 68 Vale Road, Ash Vale, GU12 5HS he lives in close proximity to the proposed planning application.

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

The minutes of the previous meeting held on Monday 14 January 2019 copies of which had been circulated were confirmed as a true record and signed by the Chairman of the Committee, Councillor Mrs Marsha Moseley.

139. 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.

140. 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.

During consideration of applications 19/P/00042 and 19/P/00040, Cllr Tonks left the meeting.

**141. The Planning Inspectorate Appeal Decision
Appeal Ref: APP/Y3615/D/18/3215113 – Lephin, Woollards Road, Ash Vale, Surrey,
GU12 5DS. (agenda item 6)**

Members considered a decision by The Planning Inspectorate to allow an appeal against a refusal to grant planning permission. The application ref: 18/P/01200, dated 8 June 2018, was refused by notice dated 9 August 2018. The development proposed is a two storey front extension and small porch to the side. Planning permission has been granted subject to conditions and it was:

Recommended upon consideration that the item be noted.

142. Next Meeting. (agenda item 8)

The date of the next meeting is **Monday 11 February** 2019 commencing at 6:30pm.

The meeting concluded at 6:55 pm

Chairman _____

Date _____

ASH PARISH COUNCIL

Applications for Planning Consent

28 January 2019

Number and Location	Development Proposed
<p>18/P/02416</p> <p>Land rear of 22 - 26 Attfield Close Ash GU12 6PX</p>	
<p><i>The Committee have no objections to the demolition of the existing garages but have objections to the following:-</i></p> <p><i>Objection 1.</i> <i>Over development of the plot.</i></p> <p><i>Objection 2.</i> <i>Proposed parking is not up to standards required by Guildford Borough Council.</i></p> <p><i>Objection 3.</i> <i>Insufficient parking.</i></p> <p><i>Objection 4.</i> <i>Access to development totally unacceptable particularly for emergency vehicles.</i></p> <p>Concerns</p> <p><i>Concern 1.</i> <i>Access for refuse vehicles as there is no way of widening the road.</i></p>	
<p>18/P/02442</p> <p>Land to the rear of 12-26 Miles Road Ash GU12 6AU</p>	<p>Erection of 15 No. replacement garages.</p>
<p>Concerns</p> <p><i>Concern 1.</i> <i>Based on the sizes would the new garages be big enough to accommodate most models of cars.</i></p>	

Number and Location	Development Proposed
<p>19/P/00006</p> <p>9 Ash Hill Road Ash GU12 6AD</p>	<p>Dormer window roof extension and a skylight to rear roof slope.</p>
<p>Object</p> <p>Objection 1 <i>Flat roof to dormer is 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. <i>Potential for overlooking neighbouring properties. If approved request that new windows be obscure glazed in perpetuity.</i></p>	
<p>18/P/02312</p> <p>The Hollies Fox Hills Lane Ash GU12 6AF</p>	<p>Proposed erection of rear dormer window.</p>
<p>No observations</p>	
<p>19/P/00049</p> <p>Warren Farm White Lane Ash Green GU12 6HW</p>	<p>Variation of condition no 12 (Local Equipped Area of Play and associated pedestrian accesses) of application 16/P/00120, approved on 27/01/2017 to change to condition wording to read - Prior to the occupation of the 29th dwelling.</p>
<p>Object</p> <p>Objection 1. <i>The Committee strongly object to this proposal as the condition was put in for good reason. The work should be carried out prior to occupation of the dwellings as per existing condition.</i></p>	

Number and Location	Development Proposed
<p>19/P/00065</p> <p>Breelands Aldershot Road Ash GU12 6QJ</p>	<p>Single storey side and rear extension with loft room to rear of the building, including 3 side roof lights.</p>
<p><i>No observations</i></p>	
<p>19/P/00040</p> <p>68 Vale Road Ash Vale GU12 5HS</p>	<p>Conversion of existing dwelling into two separate dwellings with two storey and single storey rear and side extensions.</p>
<p>Object</p> <p>Objection 1. <i>Flat roof extension is in contravention of the Guildford Borough Council Residential Design Guide and new Residential Extensions and Alterations SPD.</i></p> <p>Objection 2. <i>Not enough parking and amenity space.</i></p> <p>Objection 3. <i>Property falls within Thames Basin Heath Special Protection Area.</i></p>	
<p>19/00076</p> <p>83 Carfax Avenue Tongham Surrey GU10 1BE</p>	<p>Proposed two storey side extension to create an integral garage at ground floor level and studio bedroom at first floor level. Proposed single storey front extension to living room and porch with flat and tiled roof to match No 85 Carfax Avenue.</p>
<p>Object</p> <p>Objection 1 <i>The proposed extension is not subservient to the main dwelling.</i></p>	

Number and Location	Development Proposed
<p>19/P/00042</p> <p>72 Vale Road Ash Vale GU12 5HS</p>	<p>Erection of a new single storey extension to create new dining area and internal alterations to the ground floor public house. Create new first floor means of escape from managers accommodation. Extend rear garden to form additional drinking area following removal of existing drinking shelter.</p>
<p><i>No observations</i></p>	
<p>19/P/00083</p> <p>9 North Road Ash Vale GU12 5AW</p>	<p>Change of use of the land to the rear of the property from disused fenced off footpath to a residential garden.</p>
<p><i>No observations</i></p>	