

**ASH PARISH COUNCIL****Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on 11 February 2019 at 6:30pm**

Chairman:	Cllr Mrs. Marsha Moseley	✓
Vice Chairman	Cllr Mrs. Jo Randall	A
	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****143. To Accept Apologies for Absence. (agenda item 1)**

Apologies for absence were received from Cllr Mrs Jo Randall and Cllr John Tonks.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 28 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.

**146. 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.

**147. Applications for Planning Consent. (agenda item 5)**

To consider planning permission applications and if deemed necessary, make representation on behalf of the Council subject to plans being received as detailed at Appendix A.

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

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

To consider tree surgery applications and if deemed necessary, make representation on behalf of the Council subject to plans being received as detailed at Appendix B.

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

**149. Guildford Borough Council (agenda item 7)**

**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 Tuesday 19 February 2019 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:- George Myers Close or Myers Close which would acknowledge the site of a railway track built by George Myers.***

**150. Correspondence**

There was no correspondence.

**151. Next Meeting. (agenda item 8)**

The date of the next meeting is **Monday 25 February 2019** commencing at 6:30pm.

*The meeting concluded at 6:46pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

## ASH PARISH COUNCIL

## Applications for Planning Consent

11 February 2019

Number and Location	Development Proposed
<p>18/P/02456</p> <p>Land at Ash Manor Ash Green Road Ash Green GU12 6HH</p>	<p>Erection of 77 dwellings with associated vehicular and pedestrian access from Ash Green Road, parking and secure cycle storage, onsite open space, landscape and ecology management and servicing.</p>
<p><b>Object</b></p> <p><b>Objection 1. Overdevelopment of the plot.</b></p> <p><b>Objection 2. Access and layout is not sympathetic to the area. Ash Manor/Old Manor Cottage is Grade II listed, Ash Manor Oast/Oast House, the Oak Barn and Ashe Grange are also listed buildings. With exception of Ashe Grange the proposal would have effect of totally detracting from historical integrity of the site.</b></p> <p><b>Objection 3. Proposed development in conflict with the NPPF which requires conservation and enhancement of natural and historic environment (particularly chapters 16 of NPPF 2018, saved policy of HE4 of LP2003, policy D3 (paragraph 4.5.43) of emerging local plan.</b></p> <p><b>Objection 4. Design issues. Proposed flatted part of the development is totally out of character with the rural nature of the area.</b></p> <p><b>Objection 5. Lack of infrastructure (schools, medical facilities).</b></p> <p><b>Objection 6. Potential impact on local wildlife and loss of grazing.</b></p> <p><b>Objection 7. Proposed density of site is too high.</b></p> <p><b>Objection 8. Potential to provide near coalescence of Ash and Ash Green.</b></p> <p><b>Objection 9. Un-neighbourly proximity to neighbouring properties with potential for proposed flats to overlook existing properties along Ash Green Road.</b></p> <p><b>Objection 10. Although desktop archaeological survey undertaken APC request that if the LPA is minded to approve the application that a full survey be undertaken before commencement of any development. Potential presence of Roman road on site.</b></p> <p><b>Concerns</b></p> <p><b>Concern 1. Possible flooding issues.</b></p> <p><b>Concern 2. Cumulative effect of developments in area – both proposed and approved on all existing infrastructure including sewerage system.</b></p> <p><b>Concern 3. The bus service is inadequate and not sustainable.</b></p>	

**Cont'd**

**Concern 4. There is history of accidents on dangerous bend and unsighted corner.**

**Concern 5. Width of all adjacent roads inadequate for increase in vehicle movements.**

**Concern 6. Concerns about the effect that the increased vehicle movements will have in the 2 weak bridges in immediate area.**

**Concern 7. Concern about parking provision. Although within current standards APC consider the provision may prove inadequate for the development.**

**Concern 8. Concern that the proposed main access to the site may be inadequate for development of this size.**

**Concern 9. Long term effect on the development should the adjacent proposal for 100 houses off Ash Green Road be approved as possibility that access to this other site be achieved via the Ash Manor development. Potential safety issues both for residents of both developments and the access onto Foreman Road.**

**Concern 10. Possibility of emergence of anti social behaviour in view of the potential high level of development in the area. Police should be consulted.**

<p><b>19/P/00102</b></p> <p><b>59 Wentworth Crescent</b>  <b>Ash Vale</b>  <b>GU12 5LF</b></p>	<p><b>Hip to gable rear dormer loft conversion rendered and roof lights to front elevation.</b></p>
<p><b>Object</b></p> <p><b>Objection 1. Juliette balcony has the potential for overlooking neighbouring properties.</b></p> <p><b>Objection 2. Object to dormer in the loft as it is not shown in the plans.</b></p> <p><b>Objection 3. The proposed extension is not subservient to the main dwelling.</b></p>	
<p><b>19/P/00120</b></p> <p><b>31 The Garth</b>  <b>Ash</b>  <b>GU12 6QW</b></p>	<p><b>Single Storey Side Extension.</b></p>
<p><b>No observations</b></p>	

Number and Location	Development Proposed
<p>19/W/00006</p> <p>31 The Garth Ash GU12 6QW</p>	<p>Prior notification for a single storey 6 metre rear extension, 3 metres in height with an eaves height of 2.85 metres.</p>
<p><i>No observations</i></p>	
<p>19/P/00130</p> <p>82 Oxenden Road Tongham GU10 1AJ</p>	<p>Single storey side and rear extension following demolition of existing conservatory and shower room.</p>
<p><i>No observations</i></p>	
<p>19/P/00140</p> <p>10 Rosemary Avenue Ash Vale GU12 5PB</p>	<p>Proposed garage conversion to habitable accommodation with first floor extension over, single storey rear extension, addition of Juliet balcony to rear and changes to fenestration throughout (revision of planning application 18/P/01374, approved 24/09/2018).</p>
<p><b>Object</b></p> <p><i>Objection 1. The proposed Juliette balcony backs onto the Basingstoke Canal so has the potential for overlooking onto the SPA conservation area.</i></p> <p><i>Objection 2. Flat roof extension is in contravention of the Guildford Borough Council Residential Design Guide and new Residential Extensions and Alterations SPD.</i></p> <p><i>Objection 3. If the proposal did not include a Juliette balcony a pitch roof could be added instead of the flat one.</i></p> <p><b>Concerns</b></p> <p><i>Concern 1. Insufficient parking facilities. With the removal of the garage there is concern over the limited parking.</i></p>	

Number and Location	Development Proposed
<p>19/P/00107 11 Jubilee Drive Ash Vale, GU12 5JL</p>	<p>Single storey rear &amp; side extension and changes to fenestration following demolition of existing conservatory.</p>
<p><b>Object</b></p> <p><b>Objection 1. Flat roof extension is in contravention of the Guildford Borough Council Residential Design Guide and new Residential Extensions and Alterations SPD.</b></p> <p><b>Objection 2. The proposed extension is not subservient to the main dwelling.</b></p>	
<p>19/P/00182 Beechwood Cottage, 32 Alexandra Road Ash, GU12 6PH</p>	<p>Proposed single storey rear extension</p>
<p><b>Object</b></p> <p><b>Objection 1. Strongly object to the flat roof extension which is in contravention of the Guildford Borough Council Residential Design Guide and new Residential Extensions and Alterations SPD.</b></p>	
<p>19/P/00176 Comrie, 44 College Road Ash, GU12 5DA</p>	<p>Part single, part two storey side extensions, single storey rear extension, replacement dormer window with front rooflight together with changes to front ground and first floor rear fenestration following demolition of existing detached garage</p>
<p><b>Object</b></p> <p><b>Objection 1. Proximity to the boundary.</b></p> <p><b>Objection 2. Un-neighbourly development.</b></p> <p><b>Objection 3. Bulk and massing.</b></p> <p><b>Objection 4. Out of character with existing dwelling.</b></p> <p><b>Objection 5. Over development of the plot.</b></p> <p><b>Objection 6. Unbalancing of building line affecting the symmetry of the house.</b></p> <p><b>Objection 7. Flat roof to dormer and rear extension is in contravention of the Guildford Borough Council Residential Design Guide and new Residential Extensions and Alterations SPD.</b></p> <p><b>Concerns</b></p> <p><b>Concern 1. Possible breach of the 45 degree rule resulting in loss of light to neighbouring property number 45.</b></p>	

**Appendix B**

**ASH PARISH COUNCIL**  
**Applications for Tree Surgery**  
**11 February 2019**

Number and Location	Development Proposed
<p><b>19/T/00019</b></p> <p><b>Land north of                      140 Vale Road                      Ash Vale                      GU12 5HS</b></p>	<p><b>Fell 21 mature Cherry Laurels of approximately 250mm diameter.</b></p>
<p><b><i>No objections subject to a report from Guildford Borough Council's arboriculturist.</i></b></p>	