



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

Members considered the planning permission applications received as detailed at Appendix A and it was:

***Recommended upon consideration of the applications as at Appendix A to make observations as shown. The Chairman proposed and it was agreed to make observations on application 19/P/01201 first.***

**48. Guildford Borough Council Re: 19/P/00851, 120-124 Ash Street, Ash, GU12 6LL. (agenda item 6)**

Members noted correspondence received from Guildford Borough Council Planning with reference to a meeting to be held on 14 August 2019 at the Council Chamber, Millmead Guildford at 7:00pm to consider planning application number 19/P/00851, 120-124 Ash Street, Ash, GU12 6LL.

**Item noted. The Chairman Cllr Moseley will be in attendance.**

**49. Correspondence. (agenda item 7)**

Correspondence was received from Guildford Borough Council with reference to an appeal made to the Secretary of State against the Council’s decision for the proposed development at Caer Urfa, 13 Bateman Grove, Ash. Planning reference number – 19/P/00678.

***Recommended upon consideration that the objections previously submitted by the Council be reiterated to the Planning Inspectorate.***

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

The date of the next meeting is **Tuesday 27 August** commencing at 6:30pm.

*The meeting concluded at 6:58pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**ASH PARISH COUNCIL**

**Applications for Planning Consent**

**Monday 12 August 2019**

Number and Location	Development Proposed
<p><b>19/P/01201</b></p> <p><b>Shawfield House Shawfield Lane Ash GU12 6QZ</b></p>	<p><b>Erection of five 4-bed dwellings with associated vehicular and pedestrian access and parking.</b></p>
<p><b>Object.</b></p> <p><b>Objection 1. Over development of the plot.</b>  <b>Objection 2. Inappropriate development.</b>  <b>Objection 3. The development proposed would be detrimental to Shawfield House a locally listed building.</b>  <b>Objection 4. Access is too narrow raising concerns for emergency and refuse vehicles.</b>  <b>Objection 5. 4 bed dwellings are not required in the area, the proposal is not in compliance with the SHMA policy determining the right balance of new homes.</b>  <b>Objection 6. Loss of mature trees on site.</b>  <b>Objection 7. The proposal falls within the TBHSPA.</b>  <b>Objection 8. Insufficient parking.</b></p>	
<p><b>19/P/00425</b></p> <p><b>Land bounded by White Lane Ash Green Lane East and dismantled railway Ash GU12</b></p>	<p><b>Change of use of land to public accessible open space with associated works including vehicular access and parking, landscaping, walkways, boundary works and associated works to facilitate a Suitable Alternative Natural Greenspace (SANG). (Amended plans showing revised red line, footways, car park, drainage and planting submitted 15.07.19) Land bounded by White Lane, Ash Green Lane East and dismantled railway, Ash, Guildford, GU12</b></p>
<p><b>The Planning Committee have no objections with the proposal but would like confirmation as to whether the area is classified as Ancient Woodland.</b></p>	

Number and Location	Development Proposed
<p>19/P/01242</p> <p>10 Oxenden Court Tongham GU10 1AP</p>	<p>Proposed 2 bed end terrace house.</p>
<p><b>Concerns.</b></p> <p><b>Concern 1. Insufficient parking on site, Surrey County Council report required.</b></p>	
<p>19/P/01202</p> <p>Romany Hazel Road Ash GU12 6HP</p>	<p>Certificate of Lawfulness to establish whether the proposed two storey rear extension with Juliet balcony, replacement single storey side extension and changes to fenestration would be lawful.</p>
<p><b>Object.</b></p> <p><b>Objection 1. Full planning application required as the proposal is overlarge, has a flat roof, and the Juliette balconies have the potential for overlooking neighbouring properties.</b></p>	
<p>19/P/01317</p> <p>Land rear of 1 Star Lane Ash GU12 6RJ</p>	<p>Proposed erection of a three bedroom dwelling following demolition of outbuilding.</p>
<p><b>Object.</b></p> <p><b>Objection 1. Over development of the plot.</b> <b>Objection 2. Insufficient amenity space.</b> <b>Objection 3. Out of scale and character.</b></p> <p><b>Concerns.</b></p> <p><b>Concern 1. The proposed garage may not be big enough for an average sized car.</b> <b>Concern 2. There is a potential for overlooking neighbouring properties especially in Alexandra Road.</b></p>	

Number and Location	Development Proposed
<p><b>19/P/01337</b></p> <p><b>Laburnum Cottage</b>  <b>1 Lakeside Road</b>  <b>Ash Vale</b>  <b>GU12 5AB</b></p>	<p><b>Erection of a single storey front porch and side extension.</b></p>
<p><b>Object.</b></p> <p><b>Objection 1. Flat roof extensions are in contravention with Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</b></p> <p><b>Objection 2. Poor design.</b></p> <p><b>The Planning Committee do not have any objections to the porch apart from the flat roof.</b></p>	
<p><b>19/P/01322</b></p> <p><b>19 Rosemary Avenue</b>  <b>Ash Vale</b>  <b>GU12 5PB</b></p>	<p><b>Two storey side and rear extensions.</b></p>
<p><b>Object.</b></p> <p><b>Objection 1. The proposed extension is not subservient to the main dwelling.</b></p> <p><b>Objection 2. Over development of the plot.</b></p> <p><b>Objection 3. Flat roof dormers are in contravention with Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</b></p>	
<p><b>19/P/01166</b></p> <p><b>28 Prospect Road</b>  <b>Ash Vale</b>  <b>GU12 5ED</b></p>	<p><b>Erection of summer house in rear garden (retrospective).</b></p>
<p><b>Object.</b></p> <p><b>Objection 1. The summer house is too large and not in keeping with the surrounding area.</b></p> <p><b>If the planning authority are minded to approve summer house The Planning Committee would like to see a condition that it could not be used for residential use or letting in perpetuity.</b></p>	