

**ASH PARISH COUNCIL****Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on Monday 23 September 2019 at 6.30pm**

|               |                          |   |
|---------------|--------------------------|---|
| Chairman:     | Cllr Mrs. Marsha Moseley | A |
| Vice Chairman | Cllr Mrs. Jo Randall     | ✓ |
|               | Cllr Graham Eyre         | ✓ |
|               | Cllr Nigel Kearse        | ✓ |
|               | Cllr Nigel Manning       | A |
|               | Cllr John Tonks          | ✓ |

## Substitutes:

|                     |   |
|---------------------|---|
| Cllr Martin Burgess | ✓ |
| Cllr Andrew Gomm    |   |
| Cllr Helen Gorham   |   |
| Cllr Tony Gorham    |   |
| Cllr Ed Schofield   |   |
| Cllr Paul Spooner   |   |

✓ Present

x Not Present

A Apology for Absence

**Part 1 – Public Session**

In the absence of Cllr Marsha Moseley, the meeting was chaired by the Vice Chairman of the Committee, Cllr Jo Randall.

**65. To Accept Apologies for Absence. (agenda item 1)**

Apologies for absence were received from Cllrs Marsha Moseley and Cllr Nigel Manning.

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

Cllr Mrs Jo Randall declared a non-pecuniary interest in application number 19/P/01444 Scout Hut, Carrington, Recreation Ground, Carrington Lane Ash Vale on behalf of Ash Parish Council as they are the landlords of The Scout Hut at Carrington Recreation Ground.

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

The minutes of the previous meeting held on Monday 9 September 2019 copies of which had been circulated were confirmed as a true record and signed by the Vice Chairman of the Committee, Councillor Mrs Jo Randall.

**68. 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 at the meeting.

**69. 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.***

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

- i. Correspondence was received from Guildford Borough Council Street Naming Team concerning a new street name required for a road off Parsons Way, for the erection of twenty-six dwellings (five x two bed, thirteen x three bed, eight x four bed) with access from Ash Green Lane West, together with associated landscaping and open space. Planning Reference: 15/P/00167. The proposal from the developer was to name it "Broadoak Park" as there is a broad oak tree on the site. Members also heard alternative suggestions. The deadline for the consultation is 2 October 2019. The Clerk will circulate the correspondence to all Councillors for their suggestions to be agreed before the deadline.
- ii. Correspondence was received from Surrey County Council concerning the temporary closure of Foreman Road due to South East Water utility works commencing 23 September 2019 for approximately five days.

Item noted

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

The date of the next meeting is **Monday 14 October 2019** commencing at 6:30pm.

*The meeting concluded at 7:05 pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**ASH PARISH COUNCIL**  
**Applications for Planning Consent**  
**Monday 23 September 2019**

| <b>Number and Location</b>   | <b>Development Proposed</b>   |
|--|---|
| <p><b>18/P/02456</b></p> <p>Land at Ash Manor<br/>                     Ash Green Road<br/>                     Ash Green<br/>                     GU12 6HH</p>   | <p>Erection of 78 dwellings with associated vehicular and pedestrian access from Ash Green Road, parking and secure cycle storage, on site 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 (recently upgraded), 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. Important that views to and from listed buildings are not compromised by any development.</b></p> <p><b>Objection 3. Proposed development in conflict with the NPPF which requires conservation and enhancement of natural and historic environment.</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> |   |

- Concern 3. The bus service is inadequate and not sustainable.**
- 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.**
- Concern 11. Access for refuse collection and emergency vehicles.**
- Concern 12. Visitors parking is inadequate.**
- Concern 13. Disappointed that a village green not incorporated into design as local Councillors had requested. This would have provided a separation of existing Ash Green village from new development.**

|   |  |
|---|--|
| <p><b>19/P/01393</b></p> <p>124 Longacre<br/>Ash<br/>GU12 6RR</p> | <p>Proposed three bedroom dwelling with associated access.</p> |
|---|--|

- Object**
- Objection 1. The proposed dwelling will create a terracing effect.**
  - Objection 2. Out of character with the area.**
  - Objection 3. Over development of a corner plot.**
  - Objection 4. The proposed dwelling is not subservient with the ridge line of the existing property.**
  - Objection 5. Overlooking into neighbouring property.**
  - Objection 6. Lack of amenity space.**
  - Objection 7. The proposed dwelling would fall within 400m – 5km of the mitigation zone of the TBHSPA.**
- Concerns.**
- Concern 1. Concern for safe vehicle access as site in relative close proximity to bend in road.**

| Number and Location   | Development Proposed  |
|---|---|
| <p><b>19/P/01444</b></p> <p>Scout Hut Carrington Recreation Ground<br/>Carrington Lane<br/>Ash Vale</p>   | <p>Replacement of existing scout hut with new scout hut (Renewal of permission 16/P/01334)</p>  |
| <p><b>No observations. (Ash Parish Council is the landlord.)</b></p>  |   |
| <p><b>19/P/01485</b></p> <p>Romany<br/>Hazel Road<br/>Ash<br/>GU12 6HP</p>  | <p>Two storey rear extension with Juliet balcony following demolition of rear conservatory. Replacement single storey side extension and changes to fenestration.</p> |
| <p><b>Object.</b></p> <p><b>Objection 1. The Juliet balcony is in contravention with Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</b></p> <p><b>Objection 2. Over development of the plot.</b></p> <p><b>Objection 3. The proposed extension is not subservient to the existing ridge line.</b></p> <p><b>Objection 4. Bulky addition to existing property.</b></p> <p><b>Objection 5. Out of character.</b></p> <p><b>Concerns.</b></p> <p><b>Concern 1. The two storey extension extends beyond 3 metres of the existing property footprint.</b></p> |   |
| <p><b>19/P/01503</b></p> <p>Pippins<br/>Fox Hills Lane<br/>Ash<br/>GU12 6AF</p>   | <p>Erection of a part single/two storey side extension including two dormer windows and an extension to the existing side dormer window.</p>                          |
| <p><b>Object.</b></p> <p><b>Objection 1. Flat roof on rear dormer extension is in contravention with Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</b></p> <p><b>Objection 2. Not subservient to main dwelling.</b></p> <p><b>Objection 3. Lack of privacy to neighbouring property, too close to the boundary.</b></p> <p><b>Objection 4. Potential loss of light to neighbouring property.</b></p>  |   |

| Number and Location   | Development Proposed  |
|---|---|
| <p><b>19/P/01556</b></p> <p>Brownstone<br/>Ash Green Lane West<br/>Ash Green<br/>GU12 6HL</p>   | <p>Proposed conversion of existing integral garage to habitable room. And erection of new single story rear extension, following demolition of existing conservatory.</p> |
| <p><b>No observations.</b></p>  |   |
| <p><b>19/P/01571</b></p> <p>24 Chart House Road<br/>Ash Vale<br/>GU12 5LS</p>   | <p>Single storey front extension including rooflight, two storey side/rear extension, and alterations to fenestration, following demolition of existing garage.</p>       |
| <p><b>Object.</b></p> <p><b>Objection 1. Over development of plot.</b><br/> <b>Objection 2. In accordance with Guildford Borough Council guidelines, two storey extensions must be at least 1 metre clear of property boundary.</b><br/> <b>Objection 3. Possibly overbearing to neighbouring property.</b><br/> <b>Objection 4. Loss of amenity space.</b></p> |   |
| <p><b>19/P/01565</b></p> <p>22 Parsons Way<br/>Tongham<br/>GU10 1FB</p>   | <p>Erection of a rear UPVC white conservatory &amp; base.</p>   |
| <p><b>No observations.</b></p>  |   |
| <p><b>19/P/01563</b></p> <p>23 Parsons Way<br/>Tongham<br/>GU10 1FB</p>   | <p>Erection of a rear UPVC white conservatory &amp; base.</p>   |
| <p><b>No observations.</b></p>  |   |

| Number and Location  | Development Proposed  |
|--|---|
| <p><b>19/P/01492</b></p> <p>21 Alexandra Road<br/>Ash<br/>GU12 6PQ</p> | <p>Certificate of Lawfulness for a proposed development to establish whether single storey rear and side extensions are lawful.</p> |

***The Ash Parish Council Planning Committee appreciate that this application has been withdrawn but would have objected to the single storey flat roof extension as it is in contravention with Guildford Borough Council’s Design Guide for Residential Extensions and Alterations 2018.***