

76. 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 moved and it was agreed to make observations on planning application 19/P/01592 first.

77. Guildford Borough Council – TOWN AND COUNTRY PLANNING ACT (AS AMENDED)

Members considered an appeal made against Guildford Borough Council's planning decision in respect of:

Planning Reference: 19/P/00816 Inspectorate's Ref: APP/Y3615/W/19/3236508

Location: Land adjacent 29, Alexander Road, Ash, GU12 6PH

Proposal: Demolition of existing building and erection of four dwellings.

and it was:

Recommended upon consideration that the Clerk would re-iterate members objections to this development in a letter to the Planning Inspectorate.

78. Next Meeting. (agenda item 8)

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

The meeting concluded at 6:50pm

Chairman _____

Date _____

ASH PARISH COUNCIL

Applications for Planning Consent

Monday 14 October 2019

Number and Location	Development Proposed
<p>19/P/01592 7 May Crescent Ash GU12 6PS</p>	<p>Proposed erection of a semi-detached dwelling with single storey front porch, single storey rear extension, attached garage and loft conversion with rear facing dormer window following demolition of existing semi-detached dwelling</p>
<p>No observations.</p> <p>Concerns</p> <p>Concern 1. If the Local Planning Authority is minded to approve the proposal, Ash Parish Council requests the imposition of the condition that the side window be obscure glazed in perpetuity.</p>	
<p>19/P/01201 Shawfield House Shawfield Lane Ash GU12 6QZ</p>	<p>Erection of two 4-bed dwellings with associated vehicular access and parking; including relocation of the existing garage (description amended, and amendments received on 25/09/2019).</p>
<p>Object.</p> <p>Objection 1. The development proposed would be detrimental to Shawfield House a locally listed building.</p> <p>Objection 2. Access is too narrow raising concerns for emergency and refuse vehicles.</p> <p>Objection 3. 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.</p> <p>Objection 4. The proposal falls within the TBHSPA.</p> <p>Objection 5. Insufficient parking in a narrow lane.</p>	

Number and Location	Development Proposed
<p>19/P/01612</p> <p>21 Alexandra Road Ash GU12 6PQ</p>	<p>Single storey wrap around side and rear extension following demolition of existing single storey rear extension.</p>
<p>Object.</p> <p>Objection 1. Flat roof extensions are in contravention with Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</p>	
<p>19/W/00075</p> <p>25 Burrwood Gardens Ash Vale GU12 5HN</p>	<p>Prior notification for a single storey 4.725 metre extension, 3.300 metres in height with an eaves height of 2.820 metres high.</p>
<p>No observations.</p>	
<p>19/P/01609</p> <p>110 Shawfield Road Ash GU12 6RB</p>	<p>Proposed dropped kerb.</p>
<p>No observations.</p>	
<p>19/P/01684</p> <p>29 Wood Street Ash Vale GU12 5JF</p>	<p>Alterations to front porch, single storey side and two storey rear extensions, following demolition of existing rear extension.</p>
<p>No observations.</p>	

Number and Location	Development Proposed
<p>19/P/01685</p> <p>The Greyhound 1 Ash Street GU12 6L</p>	<p>Proposed refurbishment of existing public house garden areas, including the installation of a timber pergola and a timber garden shelter, festoon lighting and associated poles, planters and installation of artificial grass surfacing.</p>
<p>Concerns.</p> <p>Concern 1. There could be potential for noise and light pollution from the outside area.</p>	
<p>19/W/00080 Permitted Development</p> <p>26 Star Lane Ash GU12 6RJ</p>	<p>Prior notification for a single storey 6m rear extension, 3.7m in height with an eaves height of 2.3m.</p>
<p>No observations.</p>	
<p>19/P/01679 Certificate of Lawfulness</p> <p>8 Rosemary Avenue Ash Vale GU12 5PB</p>	<p>Single storey rear extension. Dormer extension at rear 1st floor level.</p>
<p>Object</p> <p>Objection 1. Too many flat roofs that are in contravention of the Guildford Borough Council Design Guide for Residential Extensions and Alterations 2018.</p> <p>Objection 2. Poor design.</p> <p>Objection 3. Bulk and massing.</p> <p>Objection 4. The dormer is overbearing and not subservient to the main dwelling.</p>	
<p>19/P/01689</p> <p>51 Kingfisher Walk Ash GU12 6RF</p>	<p>Erection of a single storey side/rear extension.</p>
<p>No observations.</p>	

Number and Location	Development Proposed
<p>19/P/01654</p> <p>3 Pine Cottages Harpers Road Ash GU12 6BZ</p>	<p>Erection of two storey side extension.</p>
<p>No observations.</p>	
<p>19/P/01588</p> <p>47 Vale Road Ash Vale GU12 5HR</p>	<p>Single storey rear extension following demolition of existing conservator, enclosing existing front porch and changes to fenestration.</p>
<p>Object.</p> <p><i>Objection 1. Flat roof is in contravention of the Guildford Borough Council Design Guide for Residential Extensions and Alterations 2018.</i></p>	
<p>19/W/00078 Permitted Development</p> <p>Bobbingay Horseshoe Lane Ash Vale GU12 5LJ</p>	<p>Prior notification for a single storey 4 metre rear extension, 3 metres in height with an eaves height of 2.7 metres.</p>
<p>Object.</p> <p><i>Objection 1. Flat roof is in contravention of the Guildford Borough Council Design Guide for Residential Extensions and Alterations 2018.</i></p> <p><i>Objection 2. The development backs onto a conservation area.</i></p>	
<p>19/P/01710</p> <p>11 Kingfisher Walk Ash Vale GU12 6RF</p>	<p>Retrospective planning permission for the construction of a conservatory to rear of the property.</p>
<p>No observations.</p>	