ASH PARISH COUNCIL

Minutes of the Meeting of the Planning Committee held in the Ash Centre, Ash Hill Road, Ash on Monday 14 October 2019 at 6.30pm

Chairman:

Vice Chairman

Cllr Mrs. Marsha Moseley

Cllr Mrs. Jo Randall

Cllr Graham Eyre

Cllr Nigel Kearse

Cllr Nigel Manning

✓

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

72. To Accept Apologies for Absence. (agenda item 1)

There were no apologies for absence.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 23 September 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.

75. 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.

Members of the public present raised issues on application number 19/P/01592 – 7 May Crescent, Ash, GU12 6PS.

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.

Chairman	
Date	

The meeting concluded at 6:50pm

Appendix A

ASH PARISH COUNCIL

Applications for Planning Consent

Monday 14 October 2019

Number and Location	Development Proposed
19/P/01592 7 May Crescent Ash GU12 6PS	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

No observations.

Concerns

Concern 1.If the Local Planning Authority is minded to approve the proposal,
Ash Parish Council requests the imposition of the condition that the
the side window be obscure glazed in perpetuity.

19/P/01201	Erection of two 4-bed dwellings with associated
Shawfield House Shawfield Lane Ash GU12 6QZ	vehicular access and parking; including relocation of the existing garage (description amended, and amendments received on 25/09/2019).

Object.

Objection 1. The development proposed would be detrimental to Shawfield House a locally listed building.

Objection 2. Access is too narrow raising concerns for emergency and refuse vehicles.

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.

Objection 4. The proposal falls within the TBHSPA.

Objection 5. Insufficient parking in a narrow lane.

Planning Committee	Minutes	Monday 14 October 2019
Number and Location	Develo	opment Proposed
19/P/01612 21 Alexandra Road Ash GU12 6PQ	extensi	storey wrap around side and rear ion following demolition of existing single rear extension.
		on with Guildford Borough Council's s and Alterations 2018.
19/W/00075 25 Burrwood Gardens Ash Vale GU12 5HN	extensi	otification for a single storey 4.725 metre ion, 3.300 metres in height with an height of 2.820 metres high.
No observations.	,	
19/P/01609	Propos	sed dropped kerb.

No observations.	
19/P/01609	Proposed dropped kerb.
110 Shawfield Road Ash GU12 6RB	
No observations.	
19/P/01684	Alterations to front porch, single storey side and two storey rear extensions, following
29 Wood Street Ash Vale GU12 5JF	demolition of existing rear extension.

No observations.

Number and Location	Development Proposed
19/P/01685 The Greyhound 1 Ash Street GU12 6L	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.

Concerns.

Concern 1. There could be potential for noise and light pollution from the outside area.

19/W/00080 Permitted Development 26 Star Lane Ash GU12 6RJ	Prior notification for a single storey 6m rear extension, 3.7m in height with an eaves height of 2.3m.
No observations.	
19/P/01679 Certificate of Lawfulness 8 Rosemary Avenue	Single storey rear extension. Dormer extension at rear 1st floor level.

Object

Ash Vale GU12 5PB

Objection 1. Too many flat roofs that are in contravention of the Guildford Borough Council Design Guide for Residential Extensions and Alterations 2018.

Objection 2. Poor design.

Objection 3. Bulk and massing.

Objection 4. The dormer is overbearing and not subservient to the main dwelling.

19/P/01689	Erection of a single storey side/rear extension.
51 Kingfisher Walk Ash GU12 6RF	

No observations.

Number and Location	Development Proposed
19/P/01654	Erection of two storey side extension.
3 Pine Cottages	
Harpers Road	
Ash GU12 6BZ	
No observations.	
19/P/01588	Single storey rear extension following
	demolition of existing conservator, enclosing
47 Vale Road	existing front porch and changes to fenestration.
Ash Vale GU12 5HR	Teriestration.
Object. Objection 1. Flat roof is in contravention Design Guide for Residentia	n of the Guildford Borough Council al Extensions and Alterations 2018.
Objection 1. Flat roof is in contravention	
Objection 1. Flat roof is in contravention Design Guide for Residentia 19/W/00078 Permitted Development Bobbingay Horseshoe Lane Ash Vale GU12 5LJ Object. Objection 1. Flat roof is in contravention Design Guide for Residentia	Prior notification for a single storey 4 metre rear extension, 3 metres in height with an eaves height of 2.7 metres. In of the Guildford Borough Council ial Extensions and Alterations 2018.
Objection 1. Flat roof is in contravention Design Guide for Residentia 19/W/00078 Permitted Development Bobbingay Horseshoe Lane Ash Vale GU12 5LJ Object. Objection 1. Flat roof is in contravention	Prior notification for a single storey 4 metre rear extension, 3 metres in height with an eaves height of 2.7 metres. In of the Guildford Borough Council ial Extensions and Alterations 2018.
Objection 1. Flat roof is in contravention Design Guide for Residentia 19/W/00078 Permitted Development Bobbingay Horseshoe Lane Ash Vale GU12 5LJ Object. Objection 1. Flat roof is in contravention Design Guide for Residentia	Prior notification for a single storey 4 metre rear extension, 3 metres in height with an eaves height of 2.7 metres. In of the Guildford Borough Council ial Extensions and Alterations 2018.