

**ASH PARISH COUNCIL****Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on Monday 27 January 2020 at 6.30pm**

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

## Substitutes:

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

✓ Present

x Not Present

A Apology for Absence

**Part 1 – Public Session****122. To Accept Apologies for Absence. (agenda item 1)**

Apologies for absence were received from Cllr Graham Eyre. Cllr Tony Gorham attended as a substitute.

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

Members noted that planning application 19/P/02233 was an application made by Ash Parish Council. There were no personal or pecuniary declarations of interest involved.

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

The minutes of the previous meeting held on Monday 13 January 2020 copies of which had been circulated were confirmed as a true record and signed by the Chairman of the Committee, Councillor Mrs Marsha Moseley.

**125. 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.

**126. 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.***

**127. Street Naming Consultation - Planning Reference: 17/P/02158** *(agenda item 6)*

At the 25 November 2019 Planning Committee, Members considered correspondence from Guildford Borough Council concerning street names for four new streets at land north of Grange Road, Ash, as part of the erection of 60 residential homes, with associated access, car parking, refuse/recycling storage, landscaping and earthworks following demolition of existing stables.

The developer Thakeham, has requested minor amendments to the names recommended by Ash Parish Council. Ash Parish Council put forward a road name called Home Meade Walk and Thakeham would like this to be Meade Walk and drop the "Home". Guildford Borough Council has confirmed there is no other road nearby with this or similar names. The Planning Committee are asked to consider agreeing to this change and it was:

***Recommended upon consideration that the new name Meade Walk be agreed and the Clerk would advise Thakeham accordingly.***

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

The correspondence received from Guildford Borough Council advising of a consultation period for the Strategic Development Framework will be added to the next agenda for consideration by Members. The deadline for comments is midday on 24 February 2020.

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

The date of the next meeting is **Monday 10 February 2020** commencing at 6:30pm.

*The meeting concluded at 6:53pm.*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

## ASH PARISH COUNCIL

## Applications for Planning Consent

Number and Location	Development Proposed
<b>19/P/02170</b>  6-11 Ash Church Mews Ash GU12 6JX	Proposed roof alteration with hipped roof and additional dormers to create two additional studio units; creation of two additional parking bays, eight cycle spaces and revised refuse/recycling area.
<b>Strongly Object:</b> <b>1. Over development of plot.</b> <b>2. Concern about the cramped nature of habitable accommodation.</b>	
<b>19/P/02234</b>  Land South of, Ash Lodge Drive Ash	Advertising Consent for one static externally illuminated Totem Sign.
<b>No observations.</b>	
<b>20/P/00024</b>  60 Loddon Way Ash GU12 6JR	Single storey extension and internal alterations.
<b>Object:</b> <b>1. Flat roof extensions are in contravention with Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</b> <b>2. Poor design.</b>	
<b>19/P/02192</b>  10 Christine Close Ash GU12 6QL	<b>Certificate of Lawfulness</b> for a proposed development to establish whether the proposed conversion of existing loft space to habitable accommodation, including two rooflights to the front, a rear dormer with Juliet balcony, alteration of roof from hip to gable, a single storey rear extension and alterations to fenestration, following demolition of existing rear extension and side store, are lawful.
<b>Object:</b> <b>1. Application requires a full planning application due to poor design.</b> <b>2. Dormer is not subservient to main dwelling.</b>	

Number and Location	Development Proposed
<p><b>19/P/02197</b></p> <p>Land south of, Guildford Road Ash GU12 6BS</p>	<p>Approval of reserved matters pursuant to outline planning permission 16/P/01679 for 154 units, including 54 affordable units with associated internal access, streets, car parking and landscaping. Matters to be considered: Appearance, Landscaping, Layout, Scale and the details of accesses within the site.</p>
<p><b>Object:</b></p> <p><b>1. Traffic Concerns:</b></p> <ul style="list-style-type: none"> <li>• <i>Existing gridlock at Ash Station will be exacerbated if proposed new bridge is delayed causing increased pollutants and safety issues. Proposed enlargement of the roundabout does not appear to improve situation.</i></li> </ul> <p><b>2. Lack of Sustainability:</b></p> <ul style="list-style-type: none"> <li>• <i>Size and location of development may not be sustainable if proposed new bridge is delayed.</i></li> <li>• <i>Installation of electric vehicle charging points required within site.</i></li> </ul> <p><b>3. Risk of Flooding:</b></p> <ul style="list-style-type: none"> <li>• <i>Environment Agency risk designation for immediate area and implications on Dene Close and existing watercourses must be considered/protected.</i></li> </ul> <p><b>4. Inadequate Layout and Landscaping:</b></p> <ul style="list-style-type: none"> <li>• <i>Too close to Dene Close. Loss of privacy and amenity.</i></li> <li>• <i>Potential light and noise pollution. Sufficient green landscaping should be included to mitigate against these problems.</i></li> <li>• <i>Insufficient landscaping proposed at edge of site adjacent to proposed new embankment to bridge.</i></li> <li>• <i>Lack of overflow parking.</i></li> <li>• <i>No obvious community facilities.</i></li> <li>• <i>Designing out crime consultation required to avoid future anti-social behaviour.</i></li> <li>• <i>Consultation to ensure refuse collections can be made easily.</i></li> <li>• <i>Affordable housing should be spread across the whole site.</i></li> </ul> <p><b>5. General Concerns:</b></p> <ul style="list-style-type: none"> <li>• <i>Additional strain on medical facilities, local schools and cumulative effect on infrastructure given other developments for the area.</i></li> <li>• <i>This prime location at the entry point to the urban area of Ash should form part of the cohesive development of one of the strategic sites in the 2019 Local Plan.</i></li> </ul>	
<p><b>19/P/02233</b></p> <p>Carrington Recreation Ground Carrington Lane Ash Vale</p>	<p>Installation of a shipping container to the storage compound.</p>
<p><b>No observations (noting the application was made by Ash Parish Council).</b></p>	

Number and Location	Development Proposed
<p><b>20/W/00003</b></p> <p>15 Balmoral Road Ash Vale GU12 5BB</p>	<p><b>Prior Notification</b> for a single storey 6.5 metre rear extension, 3.450 metres in height with an eaves height of 2.950 metres.</p>
<p><b>Object:</b></p> <ol style="list-style-type: none"> <li><b>1. Flat roof extensions are in contravention with Guildford Borough Council’s Design Guide for Residential Extensions and Alterations 2018.</b></li> <li><b>2. Excessive size of proposed extension.</b></li> </ol>	
<p><b>20/CON/00002</b></p> <p>Ash Manor School Manor Road Ash GU12 6QH</p>	<p><b>CONSULTATION NEIGHBOURING AUTHORITY</b></p> <p>Construction of a part single, part two storey building to provide a Performing Arts Centre, additional classroom space and ancillary facilities to support an expansion of the School by 1 Form of Entry.</p>
<p><b><i>There are no observations at this stage as no plans were provided. Ash Parish Council will request details of the proposals from Surrey County Council so that they can be considered as the site is in the Ash Parish boundary.</i></b></p>	