

ASH PARISH COUNCIL

PLANNING COMMITTEE REPORT 2019 -2020.

The Parish Council is not the planning authority however, under the Local Government Act 1972 it is able to make observations to the local planning authority, Guildford Borough Council (GBC), on applications within the Parish.

The Planning Committee meets every fortnight, except in August to consider and make comments on all planning applications, which can include householder applications such as extensions to domestic dwellings, new developments and tree surgery applications. The Committee also considers and makes comments, when consulted, on neighbouring authority applications, usually Rushmoor Borough Council, Surrey Heath Borough Council and Hampshire County Council.

The focus, yet again, has been the number of unwelcome applications for larger housing developments within the Parish. Given that house building is at the top of the agenda, to promote economic growth throughout the Country, urban land in Ash is particularly vulnerable to new build. This coupled with the fact, that the National Planning Policy Framework (NPPF) has removed the protective status that the Countryside Beyond the Green belt afforded the open countryside and fields around Ash, in particular the hamlet of Ash Green. This has meant there are many prospective developers looking to build in the Parish. The Council rigorously and frequently objects to the prospect of Ash being concreted over and will continue to do so.

Guildford Borough Council's (GBC) draft Local Plan was formally adopted in April 2019. This has now provided some level of protection from inappropriate development in the Parish. We are however still waiting for Guildford Borough Council to get on and up-date the Special Planning Documents (SPD) which will add the detail to the policy in the Local Plan. SPDs can be used to provide further guidance for development on specific sites or on particular issues, such as sustainable design and construction, affordable housing and vehicle parking standards.

I would like to take the opportunity to thank all the Councillors who attend planning committee meetings for their valuable input and work behind the scenes. They often have to read large documents and then make comments on a wide range of subjects including various consultations from Surrey County Council, Hampshire County Council, Guildford Borough Council and Rushmoor Borough Council. I would also like to thank the Officers who clerk the committee and who have to make sense of our deliberations.

Councillor Mrs Marsha J Moseley C.C.
Chairman of the Planning Committee