

ASH PARISH COUNCIL**Minutes of the virtual meeting of the Planning Committee
Monday 26 October 2020 which commenced at 6:30pm**

Chairman	Cllr Marsha Moseley	✓
Vice Chairman	Cllr Jo Randall	✓
	Cllr Nigel Kearse	A
	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 Bill Cole	x

✓ Present

x Not Present

A Apology for Absence

Part 1 – Public Session**89. To Accept Apologies for Absence. (agenda item 1)**

Apologies for absence from Nigel Kearse

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

There were no declarations of interest

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

The minutes of the previous meeting held on Monday 12 October 2020, copies of which had been circulated, were confirmed as a true record and will be signed by the Chairman of the Committee, Councillor Mrs Marsha Moseley.

92. Adjournment. (agenda item 4)

This meeting was **not** held in public. Any members of the public wishing to join the meeting were advised to click the following link;

https://teams.microsoft.com/join/19%3ameeting_ZmUyY2JlODUtYWw3YS00Y2Y0LWExODItMGZhZjNiMTNjNmFi%40thread.v2/0?context=%7b%22Tid%22%3a%22655dc6d2-cc35-4837-9012-8b3f621f8869%22%2c%22Oid%22%3a%2252a651d8-60cc-4ef0-b8b8-8585a26a9914%22%7d

Full details on how to access the meeting were made available on the Parish Council website.

<https://www.ashpcsurrey.gov.uk/public-access-to-virtual-meetings-during-covid-19-pandemic/>

There were no questions raised by members of the public

93. 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.

94. Applications for Tree Surgery. (agenda item 6)

To consider tree surgery applications and if deemed necessary, make representations on behalf of the Council subject to plans being received as detailed at Appendix B.

Recommended upon consideration of the applications as at Appendix B to make observations as shown.

95. Guildford Borough Council. (agenda item 7)

To consider a new street name for a new development.

STREET NAMING CONSULTATION –

New street name is required for a new development 1-8 Chapel Close, Frimley Road, Ash Vale.

Development description.

Reserved matters application pursuant to outline application 06/P/01996 for erection of new church hall and ten, two storey semi detached houses with new access onto Frimley Road, following the demolition of existing church hall and two storey extension at 4 Denton Cottages (additional drawings received on 16/07/2008 and 17/07/2008 and amended drawings received 16/07/08 and 21/07/2008).

Planning reference 08/P/00811

The developer rejected the proposed name Hannam Close and has proposed the name – **Denton Close** to reference the location of the site.

The committee confirmed they would agree to the name Denton Close as long as Guildford Borough Council referred this to the Post Office as the name Denton Close may be considered unacceptable as there is Denton Cottages in the Parish.

96. Correspondence. (agenda item 8)

There was no correspondence.

97. Next Meeting. (agenda item 9)

The next meeting is due to be held **Monday 9 November 2020** commencing at 6:30pm.

The meeting concluded at 6:41 pm

Chairman _____

Date _____

**ASH PARISH COUNCIL
Applications for Planning Consent**

26 October 2020

Number and Location	Development Proposed
<p>20/P/01461</p> <p>Land at Ash Manor Ash Green Road Ash GU12 6HH</p>	<p>Erection of 73 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>

Object

1. *Overdevelopment of the plot.*
2. *Access and layout is not sympathetic to the area. Ash Manor/Old Manor Cottage is Grade II listed, 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.*
3. *Proposed development in conflict with the NPPF which requires conservation and enhancement of natural and historic environment (particularly chapters 16 of NPPF 2018, saved policy of HE4 of LP2003, policy D3 (paragraph 4.5.43) of emerging local plan.*
4. *Design issues. Proposed flatted part of the development is totally out of character with the rural nature of the area.*
5. *Lack of infrastructure (schools, medical facilities).*
6. *Potential impact on local wildlife and loss of grazing.*
7. *Proposed density of site is too high.*
8. *Potential to provide near coalescence of Ash and Ash Green.*
9. *Un-neighbourly proximity to neighbouring properties with potential for proposed flats to overlook existing properties along Ash Green Road.*
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.*

Concerns

1. *Possible flooding issues.*

Continued

2. **Cumulative effect of developments in area – both proposed and approved on all existing infrastructure including sewerage system.**
3. **The bus service is inadequate and not sustainable.**
4. **There is history of accidents on dangerous bend and unsighted corner.**
5. **Width of all adjacent roads inadequate for increase in vehicle movements.**
6. **Concerns about the effect that the increased vehicle movements will have in the 2 weak bridges in immediate area.**
7. **Concern about parking provision. Although within current standards APC consider the provision may prove inadequate for the development.**
8. **Concern that the proposed main access to the site may be inadequate for development of this size.**
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.**

<p>20/P/01676</p> <p>24 Rosemary Avenue Ash Vale GU12 5PB</p>	<p>Double storey rear extension with roof adjustments to two front dormers, three new side dormers, one rear Juliet balcony and changes to fenestration following demolition of rear conservatory.</p>
---	--

<p>Object</p> <ol style="list-style-type: none"> 1. Extension is not subservient to the existing dwelling. 2. Apparent Juliet balcony not in accordance with Guildford Borough Council’s SPD for residential Extensions and Alterations. 3. Overlooking neighbouring properties. 4. Bulk and massing. 	
--	--

<p>20/P/01735</p> <p>29 Gloster Close Ash Vale GU12 5SS</p>	<p>Erection of a rear single storey conservatory.</p>
---	---

No observations.

<p>18/P/01950/S106/1</p> <p>Land to East of White Lane and West of Chestnut Lodge Drovers Way Ash Green GU12 6HY</p>	<p>Deed of variation to the Section 106 dated 13 February 2020 to vary the arrangements for delivery of the SANG to mitigate the impact of the development permitted by planning permission 18/P/01950.</p>
<p><i>Request that Guildford Borough Council confirm that the SANG comprises of suitable land and it fully complies with the Council's requirements.</i></p>	
<p>20/W/00112</p> <p>36 Underwood Avenue Ash GU12 6PP</p>	<p>Prior notification for a single storey 6 metre rear erection, 3 metres in height with an eaves height of 3 metres.</p>
<p><i>Object</i></p> <ol style="list-style-type: none"> <i>1. Over development of the plot.</i> <i>2. Flat roof on extension not in accordance with Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</i> <i>3. Ash Parish Council Planning Committee would need to see the full application.</i> 	
<p>20/P/01737</p> <p>71 Carfax Avenue Tongham GU10 1BD</p>	<p>Construction of single storey rear extension following demolition of existing conservatory.</p>
<p><i>Object</i></p> <ol style="list-style-type: none"> <i>1. Flat roof extensions are in contravention of Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</i> 	

Appendix B

**ASH PARISH COUNCIL
Applications for Tree Surgery**

26 October 2020

Number and Location	Development Proposed
<p>20/T/00296 7 The Oaks Ash GU12 6FF</p>	<p>T1 Oak Tree - Reduce top of crown, using drop crotching, by 2-3m. T2 Oak Tree - Reduce top of crown, using drop crotching, by 2-3m (Tree Preservation Order P1/201/317).</p>
<p><i>No objections subject to the approval of Guildford Borough Council's arboriculturist.</i></p>	
<p>20/T/00297 26 Parish Close Ash GU12 6NU</p>	<p>Ash Tree (1) (<i>Fraxinus excelsior</i>) Over hang reduced back to main trunk or appropriate secondary growth points where needed (Tree Preservation Order P1/201/388).</p>
<p><i>No objections subject to the approval of Guildford Borough Council's arboriculturist.</i></p>	