

ASH PARISH COUNCIL
Minutes of the virtual meeting of the Planning Committee
Monday 10 May 2021 which commenced at 6:30pm

Chairman	Cllr Marsha Moseley	✓
Vice Chairman	Cllr Jo Randall	✓
	Cllr Nigel Kears	✓
	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

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

No apologies for absence were received.

Cllr Tony Gorham also attended.

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

There were no declarations of interest.

190. Confirmation of the Minutes (agenda item 3)

The minutes of the previous meeting held on Monday 26 April 2021 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.

191. 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_YzlhMjY2ZjYtMWUxOC00YmFkLWlzYmYtZmNINTA0NWU4MmEx%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 are available on the Parish Council website :

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

During the public adjournment concerns were raised for application 21/P/00698 The Alexs, Horsehoe Lane, GU12 5LL.

192. 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.

In view of the concerns raised by a resident the Chairman proposed and it was agreed that the Committee consider application 21/P/00698 first.

193. Applications for Tree Surgery (*agenda item 6*)

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

194. Planning Application 20/P/00468 (*agenda item 7*)

Members considered making representations to the Local Planning Authority with respect to application 20/P/00468, Henley Business Park, Pirbright Road, Normandy, (Neighbouring Parish).

Variation of condition 2 (drawing numbers) and condition 13 (operating hours) re: planning permission 14/P/01054 approved 11/11/14 to allow for an extension of the hours of access by commercial vehicles to the eastern service yard only at unit 6 and it was:

Recommended upon consideration that Ash Parish Council send an objection to Guildford Borough Council raising concerns for the potential variation of condition 2 and 13.

Object.

The condition was imposed because of the nature of the development and to protect the amenities of properties and residents in neighbouring villages.

The noise assessment fails to consider any properties other than those adjacent to the site and does not take into account night time movements in the neighbouring villages.

One of the routes to Henley Business Park where these HGVs will travel is along Guildford Road, Aldershot Road, Vale Road and Ash Street, all within the Ash Parish area. This will be particularly noticeable at night time and will disturb hundreds of residents. This will be intolerable and completely unacceptable.

195. Correspondence. (*agenda item 8*)

There was no correspondence.

196. Next Meeting. (*agenda item 9*)

The next meeting is due to be held **Monday 24 May 2021** commencing at 6:30pm

The meeting concluded at 6:55pm

Chairman _____

Date _____

Appendix A

**ASH PARISH COUNCIL
Applications for Planning Consent
10 May 2021**

Number and Location	Development Proposed
<p>21/P/00807</p> <p>49 Oaklea Ash Vale GU12 5HP</p>	<p>Single storey ground floor side extension, conversion of garage to habitable accommodation, first floor side extension and single/two storey rear extension.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Flat roof extension is in contravention of Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</i> 2. <i>Proximity to boundary.</i> 	
<p>21/P/00698</p> <p>The Alexs Horseshoe Lane Ash Vale GU12 5LL</p>	<p>Proposed first floor front extension, front canopy over garage and front door and remove chimney.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Un-neighbourly development.</i> 2. <i>Overlooking neighbouring property.</i> 3. <i>Loss of amenity in respect of privacy and light to neighbouring property.</i> 4. <i>Possible breach of the 45 degree rule.</i> 5. <i>Proximity to boundary.</i> 6. <i>Extension not subservient to main dwelling.</i> 7. <i>Insufficient parking facilities.</i> 8. <i>Committee requests new side windows to be obscure glazed in perpetuity.</i> 	
<p>21/P/00738</p> <p>West View Frimley Road Ash Vale GU12 5NZ</p>	<p>Proposed erection of timber carport extension to the existing garage.</p>
<p>No observations.</p>	

Number and Location	Development Proposed
<p>21/P/00816</p> <p>54 Ash Hill Road Ash GU12 6AB</p>	<p>Double garage.</p>
<p>Object.</p> <p><i>1. In front of building line.</i></p>	
<p>21/P/00833</p> <p>Northside Frimley Road Ash Vale GU12 5PH</p>	<p>Proposed ground floor rear extension following removal of garage.</p>
<p>Object.</p> <p><i>1. Flat roof extension is in contravention of Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</i></p>	
<p>21/P/00491</p> <p>C of Lawfulness for Proposed Use</p> <p>118 Ash Street Ash GU12 6LL</p>	<p>Certificate of lawfulness for a proposed development, to establish whether the conversion of loft space to habitable accommodation, including hip to gable roof alteration, L shaped rear dormer and 3 roof lights, would be lawful.</p>
<p>Object.</p> <p><i>1. Flat roof extension is in contravention of Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</i></p> <p><i>2. Not subservient to main dwelling.</i></p> <p><i>3. Poor design.</i></p> <p><i>4. Full application required.</i></p>	
<p>21/P/00697</p> <p>C of Lawfulness for Proposed Use</p> <p>Coverack Horseshoe Lane Ash Vale GU12 5LL</p>	<p>Certificate of Lawfulness for a proposed development to establish whether the conversion of loft to habitable space incorporating three rear rooflights would be lawful.</p>
<p>No observations.</p>	

Number and Location	Development Proposed
<p>21/P/00867</p> <p>Conifers Cuthbert Road Ash Vale GU12 5ES</p>	<p>Erection of a single storey front, side and rear extension and changes to fenestration, following demolition of existing garage and timber conservatory.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Flat roof extension is in contravention of Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</i> 2. <i>Within the buffer zone for the Special Protection Area.</i> 	
<p>21/P/00897</p> <p>18 Ash Hill Road Ash GU12 6AE</p>	<p>Proposed partial garage conversion, first floor side extension with rear Juliet balcony, changes to the fenestration and to the external appearance of the house.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Flat roof extension is in contravention of Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</i> 2. <i>Not subservient to existing roof line.</i> 3. <i>Poor design.</i> 	
<p>21/P/00772</p> <p>Mullberry House White Lane Ash GU12 6HW</p>	<p>Retention of an ancillary garden building (part retrospective).</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Concern it could become a separate dwelling so Committee requests either a condition or informative be applied that it must not be used for habitable accommodation.</i> 	
<p>21/P/00898</p> <p>35 Ash Lodge Drive Ash GU12 6LP</p>	<p>Erection of a single storey side and rear extension.</p>
<p>No observations.</p>	

Number and Location	Development Proposed
<p>21/P/00895</p> <p>40 Ash Street Ash GU12 6LR</p>	<p>Proposed two storey front extension and first floor extension over existing rear extension.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Out of character with the street scene.</i> 2. <i>Bulk and massing of proposed extension.</i> 3. <i>Not subservient to main dwelling.</i> 4. <i>Host dwelling is a locally listed building. Heritage Officer to be consulted.</i> 	
<p>21/P/00876</p> <p>72 Ewins Close Ash GU12 6SB</p>	<p>Erection of a front porch and single storey rear extension, following demolition of existing front porch and rear conservatory.</p>
<p>No observations.</p>	
<p>21/P/00894</p> <p>Bobbingay Horseshoe Lane Ash Vale GU12 5LJ</p>	<p>Erection of a single storey rear extension.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Flat roof extension is in contravention of Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</i> 2. <i>Bulk and massing of proposed extension.</i> 3. <i>Backs onto conservation area.</i> 	
<p>21/W/00053</p> <p>20 Star Lane Ash GU12 6RJ</p>	<p>Prior notification for a single storey 6 metre rear extension, 3 metres in height with an eaves height of 2.5 metres.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Flat roof extension is in contravention of Guildford Borough Council's Design Guide for Residential Extensions and Alterations 2018.</i> 2. <i>Bulk and massing of proposed extension.</i> 	

Appendix B

**ASH PARISH COUNCIL
Applications for Tree Surgery
10 May 2021**

Number and Location	Development Proposed
<p>21/T/00128</p> <p>49 Oaktrees Ash GU12 6QS</p>	<p>T1 Oak tree - reduce height by approx 3m leaving a height of 16m and a crown spread of 3.5m. Cut back over properties to sufficient growth to try and clear the buildings. (Tree Preservation Order P1/201/339)</p>
<p><i>No objections subject to the approval of Guildford Borough Council's arboriculturist.</i></p>	