

**ASH PARISH COUNCIL**

**Minutes of the virtual meeting of the Planning Committee  
Monday 24 May 2021 which commenced at 6:30pm**

Chairman	Cllr Marsha Moseley	✓
Vice Chairman	Cllr Jo Randall	✓
	Cllr Nigel Kears	A
	Cllr Bill Cole	✓
	Cllr John Tonks	✓
	Cllr Nigel Manning	✓

Substitutes All councillors not committee members

✓ Present x Not Present A Apology for Absence

**Part 1 – Public Session**

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

No apologies for absence were received.

Cllr Carla Morson attended the meeting.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 10 May 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.

**4. 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/l/meetup-join/19%3ameeting\\_YzRiMTZhN2YtMTIzOS00YTEzLWlzNzltMmVhZTYxOTkwMmEw%40thread.v2/0?context=%7b%22id%22%3a%22655dc6d2-cc35-4837-9012-8b3f621f8869%22%2c%22oid%22%3a%2252a651d8-60cc-4ef0-b8b8-8585a26a9914%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzRiMTZhN2YtMTIzOS00YTEzLWlzNzltMmVhZTYxOTkwMmEw%40thread.v2/0?context=%7b%22id%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 no concerns were raised.

**5. 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.***

**6. 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.

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

There was no correspondence.

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

The next meeting is due to be held **Monday 28 June 2021** commencing at 6:30pm.

*The meeting concluded at 6:49pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**Appendix A**

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

Number and Location	Development Proposed
<p><b>21/P/00884</b></p> <p><b>252 Vale Road Ash Vale GU12 5JQ</b></p>	<p><b>Single storey rear extension following demolition of conservatory.</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Flat Roof not in accordance with GBC Design Guide for Residential Extensions.</b></li> <li><b>2. Concern as property backs onto a conservation area.</b></li> <li><b>3. Concern as property does not appear to have any rear access.</b></li> </ol>	
<p><b>21/P/00964</b></p> <p><b>The Coppins Grange Road Ash GU12 6EU</b></p>	<p><b>Variation to condition 8 (boundary treatments) of application 16/P/02174 approved 24/05/2017. That the 1.200m high post and rail fence to the rear of plots 1 to 8 is not required and it should not be erected.</b></p>
<p><b>No observations.</b></p>	
<p><b>21/P/00929</b></p> <p><b>Olive Cottage 24 Vale Road Ash Vale GU12 5HJ</b></p>	<p><b>Conversion of loft space to habitable accommodation, comprising roof works including reorientation and raising of roof, two front facing roof lights and a rear flat dormer, and a single storey garage extension.</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Flat Roof not in accordance with GBC Design Guide for Residential Extensions.</b></li> <li><b>2. Poor Design.</b></li> <li><b>3. Un-neighbourly development.</b></li> <li><b>4. Over-looking to neighbouring properties.</b></li> <li><b>5. Not subservient to main dwelling.</b></li> <li><b>6. Out of character with the street scene.</b></li> </ol>	

Number and Location	Development Proposed
<p>21/P/00979</p> <p>65 Ash Lodge Drive Ash GU12 6NW</p>	<p>Single storey rear extension with one Lantern light following demolition of conservatory. New SW elevation obscured window.</p>
<p><b>Object</b></p> <p>1. <i>Flat roof not in accordance with GBC Design Guide for Residential Extensions.</i></p>	
<p>21/P/00921</p> <p>Agincourt Aldershot Road Ash GU12 6PD</p>	<p>Proposal of a single storey rear extension with a 1st floor extension on the side and a double dormer loft conversion including a new porch and changes to fenestration.</p>
<p><b>Object</b></p> <p>1. <i>Flat roofs on dormers which are not subservient to dwelling's roof line.</i>                  2. <i>Poor Design. Blocky and complete change of character of existing dwelling.</i>                  3. <i>Un-neighbourly development.</i>                  4. <i>Over-looking to neighbouring properties particularly from proposed Juliet balcony.</i>                  5. <i>Bulk and massing.</i>                  6. <i>Out of character with the street scene.</i></p>	
<p>21/W/00055</p> <p>98 Manor Road Ash GU12 6QD</p>	<p>Prior notification under Schedule 2, Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 to add additional storey.</p>
<p><b>Object</b></p> <p>1. <i>Poor Design.</i>                  2. <i>Un-neighbourly development.</i>                  3. <i>Ash Parish Council would like to see a full planning application for this development.</i></p>	

Number and Location	Development Proposed
<p><b>21/P/00918</b></p> <p><b>The Firs</b>  <b>Ash Green Road</b>  <b>Ash</b>  <b>GU12 6JJ</b></p>	<p><b>Erection of eight new houses and a replacement house with carports and ancillary residential workspaces.</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Carports are in front of building line.</b></li> <li><b>2. Insufficient parking for vehicles.</b></li> <li><b>3. Detrimental effect on 18<sup>th</sup> Century adjoining property.</b></li> <li><b>4. Overdevelopment of site. Cramped.</b></li> <li><b>5. Out of character with the street scene.</b></li> <li><b>6. Insufficient amenity space.</b></li> <li><b>7. Lack of adequate footpaths on Ash Green Road.</b></li> <li><b>8. Concern about effect on local amenities – schools, health provision etc.</b></li> <li><b>9. Lack of easy access to public transport.</b></li> <li><b>10. Within TBHSPA buffer zone.</b></li> <li><b>11. Close proximity to Ancient woodland.</b></li> <li><b>12. Entrance to site on a narrow road close to humpback railway bridge giving access to Harpers Road. Safety issues.</b></li> </ol>	
<p><b>21/P/00938</b></p> <p><b>Land To The Front Of 50 Ash Hill Road</b>  <b>Ash</b>  <b>GU12 6AB</b></p>	<p><b>Construction of new house in front, lower southern half of garden to 50 Ash Hill Road, following demolition of existing car ports.</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Close proximity to Special Protection Area.</b></li> <li><b>2. Bulk and massing.</b></li> <li><b>3. Inappropriate development.</b></li> <li><b>4. Concern as to how vehicular access to be gained to existing dwelling.</b></li> <li><b>5. Insufficient amenity space.</b></li> <li><b>6. Flat roof not in accordance with GBC Design Guide.</b></li> <li><b>7. Concerns about contemporary design of proposed dwelling e.g. expanse of flat roof; partially underground development.</b></li> <li><b>8. Proposal out of character with street scene and overall character of the area.</b></li> <li><b>9. Access onto a busy main road.</b></li> <li><b>10. Lack of parking for vehicles.</b></li> </ol>	

Number and Location	Development Proposed
<p><b>20/P/01429</b></p> <p><b>6-11 Ash Church Mews</b>  <b>Ash</b>  <b>GU12 6JX</b></p>	<p><b>Proposed roof alteration with hipped roof and additional dormers to create one additional studio unit; creation of two additional parking bays, eight cycle spaces and revised refuse/recycling area (as amended by plans 30/12/20).</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Cramped accommodation.</b></li> <li><b>2. Over development of the plot.</b></li> <li><b>3. Loss of residential amenity of adjacent flats by removal of communal green space.</b></li> <li><b>4. Detrimental effect on amenity of adjacent flats on re-siting of refuse containers</b></li> </ol> <p><b>Concern</b></p> <p><b>Concern about the proposed collection arrangements for the refuse containers. Request that Environmental Health and Waste Management be consulted.</b></p>	

**Appendix B**

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

Number and Location	Development Proposed
<p><b>21/T/00143</b></p> <p><b>5 Queen Elizabeth Close</b>  <b>Ash</b>  <b>GU12 6JP</b></p>	<p><b>Oak T1 and T2 to be pruned back 15% to 20% (no more than 3 meters) and dead wooded.</b></p>
<p><b>No objections subject to the approval of Guildford Borough Council's arboriculturist.</b></p>	