

ASH PARISH COUNCIL

**Minutes of the virtual meeting of the Planning Committee
Monday 26 July 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	A
	Cllr Nigel Manning	✓

Substitutes All councillors not committee members

✓ Present x Not Present A Apology for Absence

Part 1 – Public Session

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

Apologies for absence were received from Cllr John Tonks and Cllr Nigel Kears

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

There were no declarations of interest.

12. Confirmation of the Minutes (agenda item 3)

The minutes of the previous meeting held on Monday 28 June 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.

13. 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_NWMyNDNmMjUtNDk2MC00ZDIkLWlwNzgtYzIzNmM1OTI3M2Q2%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/>

One member of the public attended but did not wish to comment on any of the applications

14. 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.

15. Land At Ash Manor Ref : 20/P/01461 (*agenda item 6*)

Above mentioned planning application, which as you are aware has been appealed to the Planning Inspectorate due to non-determination (appeal reference APP/Y3615/W/21/3273305).

The appellant has submitted amended plans which now retain tree T67 and reduce the number of dwellings to 69. As a result, the proposed layout of the scheme has been amended.

The Committee noted this item.

16. Correspondence. (*agenda item 7*)

There was no correspondence.

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

The next meeting is due to be held **Monday 9 August 2021** commencing at 6:30pm.

The meeting concluded at 7:00pm

Chairman _____

Date _____

ASH PARISH COUNCIL
Applications for Planning Consent
26 July 2021

Number and Location	Development Proposed
<p>21/P/01290</p> <p>10 Kennet Close Ash GU12 6NN</p>	<p>Single storey front extension, conversion of the garage into habitable accommodation including changes to fenestration and new pitched roof to single storey front alterations including two skylights, following demolition of single storey conservatory front porch.</p>
<p><i>No observations.</i></p> <p><i>Concerns – brings frontage in front of neighbouring property.</i></p>	
<p>21/P/01301</p> <p>16 Orchard Close Ash Vale GU12 5HU</p>	<p>Front porch and part single/part two storey side/rear extension including changes to fenestration, following demolition of existing conservatory and garage.</p>
<p><i>No observations.</i></p>	
<p>21/P/01273</p> <p>30 Orchard Close Ash Vale GU12 5HU</p>	<p>Lawful Development Certificate for a proposed development to establish whether the conversion of the loft for habitable accommodation incorporating a rear dormer window and three rooflights to the front elevation is lawful.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. Conflicts with GBC planning design guide. 2. Poor design. 3. Too much bulk. 4. Roof line not subservient. 5. Added storey may overlook neighbour. 	

Number and Location	Development Proposed
<p>21/P/01279</p> <p>42 Waverley Drive Ash Vale GU12 5JW</p>	<p>Certificate Of Lawfulness for a proposed development to establish whether the erection of a single storey rear extension would be lawful.</p>
<p>Object.</p> <p>1. Flat roof against GBC design guide.</p>	
<p>21/P/01157</p> <p>61 Kings Avenue Tongham GU10 1AX</p>	<p>Proposed 1.84m fence replacing dilapidated brick wall.</p>
<p>Object.</p> <p>1. Fence too high. 2. Regulations limit height to 1m. Existing wall is in excess of that so any replacement should be no higher (1.2m). 3. Situated on corner of Kings Avenue/Manor road. May obscure traffic.</p>	
<p>20/P/02126</p> <p>21 Oxenden Road Tongham GU10 1AR</p>	<p>Proposed rear garden granny annexe, following demolition of existing sheds and felling one tree.</p>
<p>No observations.</p> <p>Noted that the application is currently under appeal with Planning Inspector. It was agreed that the Ash Parish Council should write to the Inspector reiterating its previous objections.</p>	
<p>21/P/01369</p> <p>71 Ash Street Aldershot GU12 6LG</p>	<p>Proposed two storey rear extension, following demolition of existing rear extension.</p>
<p>Object.</p> <p>1. Extension overly large 2. May effect light to 73 Ash Street. 3. Possible breach of 45° rule. 4. Recommend side facing upper storey window is obscured glazed in perpetuity.</p>	

Number and Location	Development Proposed
<p>21/P/01211</p> <p>Land At May And Juniper Cottages Ash Green Road Ash GU12 6JH</p>	<p>Reserved matters application pursuant to outline permission 18/P/02308, approved on 18/02/2020, to consider appearance, landscaping, layout and scale in respect of the erection of 100 dwellings.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Play area positioned next to through-road and close to proposed Bewley Homes development raising safety concerns.</i> 2. <i>Planned trees and green buffers need to be maintained in perpetuity.</i> 3. <i>Affordable rentable/shared ownership properties not interspersed within the site which would be desirable.</i> 4. <i>Parking for flatted accommodation is located behind the residences and may become an area for crime or ASB – request police safety officer be consulted.</i> 	
<p>21/P/01378</p> <p>153 Vale Road Ash Vale GU12 5HX</p>	<p>Erection of conservatory at rear of property.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Plans appear to be for a flat roof extension not a conservatory.</i> 	
<p>21/P/01385</p> <p>Co-Op 14 Wharf Road Ash Vale GU12 5AS</p>	<p>Retrospective planning permission for the installation of an Amazon locker.</p>
<p>No observations.</p> <p>Concerns – is there a possibility of toning the colour down – currently quite obtrusive</p>	

Number and Location	Development Proposed
<p>21/P/01373</p> <p>Gorsebank Frimley Road Ash Vale GU12 5NL</p>	<p>Variation of Condition 2 (drawing numbers) of planning application 21/P/00107 approved 12/03/2021 to allow changes to the rear roof dormer design.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Original plans should be adhered to.</i> 2. <i>New plans are not subservient to roof line.</i> 3. <i>Too bulky.</i> 4. <i>Include a flat roof which is against GBC planning design guides.</i> 	
<p>21/P/01410</p> <p>8 Newfield Road Ash Vale GU12 5LG</p>	<p>Single storey rear extension and roof enlargement to include one front and rear dormer with one side rooflight.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Flat roofs against GBC planning design guides.</i> 2. <i>Brings harm to character of existing properties.</i> 3. <i>Too large.</i> 	
<p>21/P/01390</p> <p>118 Ash Street Aldershot GU12 6LL</p>	<p>Certificate of Lawfulness for a proposed development to establish whether a hip to gable roof extension with two front rooflights and a rear dormer would be lawful.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Changes character of existing property.</i> 2. <i>Blocky design.</i> 3. <i>Not subservient to existing building.</i> 4. <i>Flat roof which is against GBC planning design guides.</i> 	

Number and Location	Development Proposed
<p>21/P/01473</p> <p>Tudor House Hillside Road Ash GU12 5BJ</p>	<p>Addition of a new entrance porch to the front of the property and a rear infill extension and re-design of existing conservatory to form one rear extension.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Includes a flat roof which is against GBC planning design guides.</i> 2. <i>Porch appears to be overly large.</i> 	
<p>21/P/01438</p> <p>4 Heather Cottages Frimley Road Ash Vale GU12 5NP</p>	<p>Certificate of Lawfulness for a proposed development to establish whether a rear dormer loft conversion, to include two windows to the rear elevation and two rooflights to the front elevation, would be lawful.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. <i>Full planning application required.</i> 2. <i>Any overlooking windows must be glazed in perpetuity.</i> 3. <i>Flat roof against GBC planning design guides.</i> 4. <i>Poor design not in keeping with existing properties.</i> 5. <i>Not subservient.</i> 	
<p>21/P/01451</p> <p>The Lion Brewery 104 Guildford Road Ash GU12 6BT</p>	<p>Siting of a mobile catering van.</p>
<p>No observations.</p> <p>Concerns – Environmental Health Officer to be consulted</p>	

Number and Location	Development Proposed
<p>21/P/01490</p> <p>Valley View Frimley Road Ash Vale GU12 5PP</p>	<p>Replacement of collapsed roof on a residential property garage.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. High roof. 2. Request that an informative be included in any approval that building must not be used as habital accommodation. 	
<p>21/P/01493</p> <p>Ashfield House Grange Road Ash GU12 6HB</p>	<p>Erection of a garden room in the front garden.</p>
<p>Object.</p> <ol style="list-style-type: none"> 1. Noted that property has no rear garden and front garden is covered by surrounding foliage, however the installation of WC in garden room was queried. 2. Must not be used for habital accommodation. 	