

**ASH PARISH COUNCIL**

**Minutes of the virtual meeting of the Planning Committee  
Monday 20 December 2021 which commenced at 6:30pm**

Chairman	Cllr Marsha Moseley	✓
Vice Chairman	Cllr Jo Randall	✓
	Cllr Nigel Kearse	x
	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**

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

Apologies for absence were received from Cllr John Tonks.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 25 October 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.

**52. 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\\_NTc1YjlxNDEtZWZjNi00ZjVklWI3OTctYjk2NzNhMzVjNjE0%40thred.v2/0?context=%7b%22Tid%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_NTc1YjlxNDEtZWZjNi00ZjVklWI3OTctYjk2NzNhMzVjNjE0%40thred.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 was present at the meeting and did not ask any questions.

**53. 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.***

**54. 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.

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

**55. Correspondence. (agenda item 6)**

There was correspondence received from Guildford Borough Council Ref : **20/P/01461** Land at Ash Manor, notifying of a Public Inquiry against the refusal of the application. The Public Inquiry is a fully virtual event starting on 11/01/2022 at 10am and is expected to sit for 14 day(s).

Any member of the public who would like to address the Inquiry will be able to do so via Microsoft Teams. At present, the Inspector has agreed to hear oral representations from members of the public on Friday 14th January 2022, commencing at 9:30am. Any member of the public wishing to address the Inquiry should contact John Busher or Mark Cook ([john.busher@guildford.gov.uk](mailto:john.busher@guildford.gov.uk) or [mark.cook@guildford.gov.uk](mailto:mark.cook@guildford.gov.uk)) as soon as possible before the Inquiry starts for details of how to join the meeting.

For those members of the public who wish to follow the Inquiry but not take part, the event will be live streamed on the Council's website. The website address for the live streaming is <https://guildford.public-i.tv/core/portal/home> and you should follow the links for the Ash Manor Public Inquiry. Please note that you will not be able to contribute to the appeal if you follow this route.

Documents relating to the appeal can be viewed at:  
<https://www.guildford.gov.uk/searchforaplanningapplication>

In addition, the Council has created a dedicated web page that includes most of the main appeal documents. This webpage will be updated during the course of the inquiry. The webpage can be found at: <https://www.guildford.gov.uk/ashmanorpublicinquiry>

The appeal decision will be published on <https://www.gov.uk/appeal-planning-inspectorate>.

**56. Next Meeting. (agenda item 7)**

The next meeting is due to be held **Monday 24 January 2022** commencing at 6:30pm.

*The meeting concluded at 18:58pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**ASH PARISH COUNCIL**  
**Applications for Planning Consent**  
**20 December 2021**

Number and Location	Development Proposed
<p><b>21/P/02122</b></p> <p><b>75 Ash Hill Road</b>  <b>Ash</b>  <b>GU12 5DN</b></p>	<p><b>Certificate of Lawfulness for a proposed development to establish whether the insertion of a L-shaped dormer to rear roof slope and two rooflights to front slope would be lawful.</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Poor blocky design.</b></li> <li><b>2. Not subservient to the main roof line.</b></li> <li><b>3. Out of character with existing dwelling.</b></li> <li><b>4. Proposed L-shaped dormer may overlook neighbouring property.</b></li> <li><b>5. Committee requests that the rooflights be obscured glazed in perpetuity and non-opening.</b></li> </ol>	
<p><b>21/W/00122</b></p> <p><b>Ash Vale Railway Station</b>  <b>Ash Vale</b>  <b>GU12 5LP</b></p>	<p><b>Application for Prior Approval under Part 18 of the Town and Country Planning (General Permitted Development) (Amended) Order 2018 to provide accessibility by installing lifts from street level to subway and platform level, walkway structure on the upside and on the downside a new lift shaft and link span alongside other associated works.</b></p>
<p><b>No observations</b></p>	

Number and Location	Development Proposed
<p>21/P/02131</p> <p>117 South Lane Ash GU12 6NL</p>	<p>Erection of 4 detached houses with associated access and landscaping following demolition of the existing property.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Over development of the plot.</i></li> <li>2. <i>Size of the properties are too large and should be smaller properties.</i></li> <li>3. <i>Overlooking neighbouring properties.</i></li> <li>4. <i>Unneighbourly development.</i></li> <li>5. <i>Area is prone to drainage and flooding issues.</i></li> <li>6. <i>Limited access for refuse and emergency vehicles.</i></li> <li>7. <i>Subject to an Arboriculturist report.</i></li> <li>8. <i>Concern that surface water to be discharged into adjacent ditch. Suds assessment required.</i></li> </ol>	
<p>21/P/02229</p> <p>1 Station Road East Ash Vale GU12 5LT</p>	<p>Proposed increase in ridge height to facilitate the conversion of the loft to habitable accommodation and addition of dormer windows: addition of gable roof to the existing detached garage.</p>
<p><i>No observations</i></p>	
<p>21/P/02233</p> <p>3 Station Road East Ash Vale GU12 5LT</p>	<p>Proposed increase in ridge height to facilitate the conversion of the loft to habitable accommodation and addition of dormer windows; addition of pitched roof to side element.</p>
<p><i>No observations</i></p>	
<p>21/P/02207</p> <p>4 Ash Church Mews Ash GU12 6JX</p>	<p>Modifications to existing bay window to include French doors and full height fully glazed side screens.</p>
<p><i>No observations</i></p>	

Number and Location	Development Proposed
<p><b>21/P/02247</b></p> <p>Land between 22 &amp; 23 Culverlands Crescent Ash GU12 6TD</p>	<p><b>Proposed single storey detached dwelling with associated garden shed and bin store.</b></p>
<p><b>Object</b></p> <p><b>1. Arboriculturist report required.</b></p>	
<p><b>21/P/02242</b></p> <p>6 Star Lane Ash GU12 6RJ</p>	<p><b>Proposed single storey rear extension.</b></p>
<p><b>Object</b></p> <p><b>1. Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</b></p>	
<p><b>21/P/02260</b></p> <p>Our Own Hazel Road Ash GU12 6HP</p>	<p><b>Erection of a single storey front extension and loft conversion to create habitable rooms in roof space along with changes to fenestration and insertion of nine rooflights.</b></p>
<p><b>Object</b></p> <p><b>1. Overly large extension.</b>  <b>2. Extension in front of building line.</b>  <b>3. Unneighbourly development.</b>  <b>4. Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</b>  <b>5. Committee requests that the rooflights be obscured glazed in perpetuity and non-opening.</b></p>	

Number and Location	Development Proposed
<p>21/P/02261</p> <p>Three Oaks Ash GU12 6HW</p>	<p>Replacement of existing double garage with new double garage.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Overly large.</i></li> <li>2. <i>Height too high.</i></li> <li>3. <i>Loss of amenity in respect of loss of light to neighbouring property.</i></li> <li>4. <i>Close proximity to boundary and appears not to have 1 metre gap.</i></li> <li>5. <i>Request that an informative be included in any approval that building must not be used as habital accommodation.</i></li> </ol>	
<p>21/P/02218</p> <p>3 Ash Church Mews Ash GU12 6JX</p>	<p>Proposed construction of lean-to conservatory.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Unneighbourly development.</i></li> <li>2. <i>Inappropriate development.</i></li> </ol>	
<p>21/P/02270</p> <p>6 Sydney Villas Frimley Road Ash Vale GU12 5NY</p>	<p>Proposed single storey rear extension, following removal of existing single storey lean-to rear extension.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Extremely large extension.</i></li> <li>2. <i>Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></li> <li>3. <i>Subject to an Arboriculturist report.</i></li> </ol>	

Number and Location	Development Proposed
<p>21/P/02320</p> <p>133 Vale Road Ash Vale GU12 5HX</p>	<p>Removal of 2m fence at front and replace with 1.2m high fence.</p>
<p><b>Object</b></p> <p>1. <i>Fence too high. In contravention of 1 metre height restriction on fences abutting highway.</i></p>	
<p>21/P/02321</p> <p>135 Vale Road Ash Vale GU12 5HX</p>	<p>Removal of 2m fence at front and replace with 1.2m high fence.</p>
<p><b>Object</b></p> <p>1. <i>Fence too high. In contravention of 1 metre height restriction on fences abutting highway.</i></p>	
<p>21/P/02299</p> <p>Dorset Grove Road Ash Vale GU12 5BD</p>	<p>Certificate of Lawfulness for a proposed development to establish whether a single storey side extension would be lawful.</p>
<p><b>Object</b></p> <p>1. <i>Proximity to boundary.</i></p>	
<p>21/P/02366</p> <p>61 Kings Avenue Tongham GU10 1AX</p>	<p>Proposed removal of existing wall and replace with wooden fence and brick piers.</p>
<p><b>No observations</b></p> <p><i>Request that the fence be installed at the same height as the existing wall and not be higher.</i></p>	

Number and Location	Development Proposed
<p>21/P/02357</p> <p>52 Firacre Road Ash Vale GU12 5JT</p>	<p>Certificate of Lawfulness for a proposed development to establish whether the loft conversion incorporating hip to gable extension, a rear dormer and two front facing rooflights, is lawful.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Overlooking neighbouring properties.</i></li> <li>2. <i>Poor blocky design.</i></li> <li>3. <i>Out of character with existing dwelling.</i></li> <li>4. <i>Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></li> <li>5. <i>Committee requests that the rooflights be obscured glazed in perpetuity and non-opening.</i></li> </ol>	
<p>21/CON/00050</p> <p>Street Record Birch Way Ash Vale</p>	<p>Consultation re Proposed 16.0m Phase 8 monopole c/w wraparound cabinet at base and associated ancillary works.</p>
<p><b>No observations</b></p>	
<p>21/P/02404</p> <p>55 Ash Hill Road Ash GU12 6AA</p>	<p>Erection of a single storey front extension.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Too large.</i></li> <li>2. <i>In appropriate development.</i></li> <li>3. <i>Out of character with street scene.</i></li> <li>4. <i>Proximity to boundary.</i></li> <li>5. <i>Loss of amenity in respect of loss of light to neighbouring property. Possible breach of 45 degree rule.</i></li> </ol>	



**APPENDIX B**

**ASH PARISH COUNCIL**  
**Applications for Planning Consent**  
**20 December 2021**

<b>Number and Location</b>	<b>Development Proposed</b>
<p><b>21/T/00359</b></p> <p><b>1 Rowcroft Close</b>  <b>Ash Vale</b>  <b>GU12 5LH</b></p>	<p><b>A4 Oak – remove dead wood, crown lift and crown reduced by 25% back to old secondary growth points.</b></p>
<p><b><i>No objections subject to the approval of Guildford Borough Council's arboriculturist.</i></b></p>	