

ASH PARISH COUNCIL

**Minutes of the virtual meeting of the Planning Committee
Monday 24 January 2022 which commenced at 6:30pm**

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|---------------|---------------------------------------|-----------------------|
| Chairman | Cllr Marsha Moseley | ✓ |
| Vice Chairman | Cllr Jo Randall | ✓ |
| | Cllr Nigel Kears | A |
| | Cllr Bill Cole | ✓ |
| | Cllr John Tonks | ✓ |
| | Cllr Nigel Manning | ✓ |
| Also Present | Cllr Pat Scott | |
| Substitutes | All councillors not committee members | |
| ✓ Present | x Not Present | A Apology for Absence |

Part 1 – Public Session

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

Apologies for absence were received from Cllr Nigel Kears.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 20 December 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.

60. 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_YjFkMzY3MWYtOGNhNS00Njc1LWlwODAtZDdjMTczNjExMDZm%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 was present at the meeting and wanted it noted that they had no objections to the item 21/P/02557 Ash Grange Primary School. However, the pathway that runs parallel is not kept clear.

61. 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.

62. 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.

63. Correspondence. (agenda item 6)

There was correspondence received from Guildford Borough Council notifying a draft parking supplementary planning document (SPD) has been produced.

Supplementary Planning Documents (SPDs) cannot create policy; rather they provide detailed guidance on how the Council will apply planning policy when determining planning applications. This SPD sets out further guidance to draft Policy ID11: Parking Standards in the Local Plan: Development Management Policies, which is also available for public consultation until Friday 18 February 2022 (see - <https://guildford.inconsult.uk/LPDMP21/consultationHome>).

If you would like to comment on the draft SPD, please visit the consultation homepage at <https://guildford.inconsult.uk/PSPD22/consultationHome>. Please use the 'Online comments form' to respond to the consultation.

Alternatively, you can let us know your views by emailing planningpolicy@guildford.gov.uk, or by writing to: Planning Policy, Guildford Borough Council, Millmead House, Millmead, Guildford, Surrey, GU2 4BB. Please ensure you make it clear which part of the SPD (page, section, paragraph) your comments refer to.

Printed copies of the SPD will be available to view at the Council office main reception at Millmead and in all Guildford borough libraries (during usual opening hours) throughout the consultation period.

Your comments will be published alongside your name, but your personal details, such as your email or postal address, will not. Please note that verbal or anonymous comments cannot be taken into consideration.

Following the consultation, we will consider the comments received and make any necessary amendments. As the SPD gives guidance on draft Policy ID11: Parking Standards in the Local Plan: Development Management Policies, which is a Development Plan Document (DPD), the issue of whether any of the SPD's content should form part of the Local Plan: Development Management Policies DPD or be a standalone SPD may be considered by the Inspector at the future Examination in Public for the Local Plan: Development Management Policies.

Accordingly, it may be appropriate to make changes to the SPD as a consequence of the Inspector's direction regarding the content of the draft Policy ID11. It is proposed that the SPD, amended as appropriate, will be adopted following the adoption of the Local Plan: Development Management Policies.

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

The next meeting is due to be held **Monday 28 February 2022** commencing at 6:30pm.

The meeting concluded at 18:52pm

Chairman _____

Date _____

ASH PARISH COUNCIL
Applications for Planning Consent
24 January 2022

| Number and Location | Development Proposed |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>21/P/02449</p> <p>The Roseway 38 College Road Ash GU12 5DA</p> | <p>First floor extension to create a two storey house.</p> |
| <p><i>No observations but concern raised at loss of a bungalow.</i></p> | |
| <p>21/W/00138</p> <p>Grass Verge off Birch Way Ash Vale GU12 5LY</p> | <p>Prior notification under Schedule 2, Part 16 of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the installation of a 16.0m Phase 8 Monopole C/W wrapround cabinet at base and associated works.</p> |
| <p><i>No observations but following comments made :</i></p> <ul style="list-style-type: none"> • <i>Concern expressed regarding the visual impact on residential area.</i> • <i>Whether the Environmental Health Officer to be consulted.</i> • <i>Has the possibility of mast sharing been explored.</i> | |
| <p>21/P/02474</p> <p>12 Ash Hill Road Ash GU12 6AE</p> | <p>Erection of a single/two storey front extension and canopy, two storey side extension and single storey rear extension along with changes to fenestration.</p> |
| <p><i>Object</i></p> <p><i>1. Part of the two storey side extension is not subservient to the main dwelling.</i></p> | |

| Number and Location | Development Proposed |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>21/P/02495</p> <p>Willow Park Fisheries Youngs Drive Ash GU12 6RE</p> | <p>Erection of a steel outbuilding.</p> |
| <p>No observations</p> | |
| <p>21/P/02547</p> <p>73 Ash Street Ash GU12 6LG</p> | <p>Proposed single storey rear extension.</p> |
| <p>Object</p> <p>1. <i>Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></p> | |
| <p>21/P/02557</p> <p>Ash Grange Primary School Ash Church Road Ash GU12 6LX</p> | <p>Proposed erection of 1.8m high vertical round bar railing along Ash Church Road and 3m high secure metal mesh anti-climb fencing and gates along the three other boundaries; installation of CCTV equipment.</p> |
| <p>No observations subject to an ecology assessment from Surrey Wildlife.</p> | |
| <p>21/P/02325</p> <p>72 Prospect Road Ash Vale GU12 5EL</p> | <p>Single storey side extension and a loft conversion to include raising the ridge of the main roof and rear dormer.</p> |
| <p>Object</p> <p>1. <i>Proposed dormer not subservient to the main dwelling.</i> 2. <i>Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i> 3. <i>The proposed Juliet balcony is not in keeping with other properties in the surrounding area.</i> 4. <i>Unneighbourly development. Potential for overlooking.</i> 5. <i>Bulky poor design.</i></p> | |

| Number and Location | Development Proposed |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>21/P/02536</p> <p>24 Prospect Road Ash Vale GU12 5ED</p> | <p>Certificate of Lawfulness for a proposed Development to establish whether a loft conversion including insertion of front rooflight and rear dormer would be lawful.</p> |
| <p>Object</p> <ol style="list-style-type: none"> 1. <i>Not subservient to the main dwelling.</i> 2. <i>Poor design.</i> 3. <i>Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i> 4. <i>Overlooking neighbouring properties.</i> 5. <i>Full planning application required.</i> | |
| <p>21/P/02531</p> <p>50 and 52 Hammersley Drive Ash GU12 6FP</p> | <p>Variation condition 2 (approved plans) of planning permission 17/P/02592, approved on 29/03/2019, to allow changes to the form, location and elevational appearance of the barns serving plots 462 and 463.</p> |
| <p>No observations</p> | |
| <p>21/P/02567</p> <p>2 Winchester Road Ash GU12 6SX</p> | <p>Single storey three bed dwelling to rear garden with side access drive and parking together with extended dropped kerbs for existing retained dwelling.</p> |
| <p>Object</p> <ol style="list-style-type: none"> 1. <i>Overdevelopment of the plot.</i> 2. <i>Cramped development.</i> 3. <i>Loss of amenity in respect of privacy and light to neighbouring properties.</i> 4. <i>Unneighbourly development.</i> 5. <i>Within the Thames Basin Heath Special Protection Area. Appropriate mitigation required.</i> | |
| <p>21/P/02618</p> <p>Windrush Frimley Road Ash Vale GU12 5PJ</p> | <p>Single storey rear extension.</p> |
| <p>No observations</p> | |

APPENDIX B

ASH PARISH COUNCIL
Applications for Planning Consent
24 January 2022

| Number and Location | Development Proposed |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>21/T/00362</p> <p>35 Foxhurst Road Ash Vale GU12 5DY</p> | <p>T1 – Hazel – re-coppice at ground level, T2 – Hawthorn – fell (Basingstoke Canal South Conservation Area)</p> |
| <p><i>No objections subject to the approval of Guildford Borough Council's arboriculturist.</i></p> | |