

**ASH PARISH COUNCIL**

**Minutes of the virtual meeting of the Planning Committee  
Monday 28 February 2022 which commenced at 6:30pm**

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

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

There were no apologies for absence.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 24 January 2022 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.

**68. 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\\_MjhiMDE3NjEtNmJhNy00NzhiLTkzZWYtZGNIQGFmNmIxZGNI%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_MjhiMDE3NjEtNmJhNy00NzhiLTkzZWYtZGNIQGFmNmIxZGNI%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/>

One member of the public joined towards the end of the meeting. As this was after the adjournment they could not ask any questions.

**69. Notification of a Tree Preservation Order (TPO).** *(agenda item 5)*

**Ref : TH-4 of 2022**

Guildford Borough Council have issued a Tree Preservation Order to 10 Grange Farm Road, Ash under Town and Country Planning Act 1990 The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

***Tree Preservation Order noted.***

**70. Applications for Planning Consent.** *(agenda item 6)*

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.***

**71. Applications for Tree Surgery.** *(agenda item 7)*

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.***

**72. Correspondence.** *(agenda item 8)*

There was no correspondence.

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

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

*The meeting concluded at 18:52pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**ASH PARISH COUNCIL**  
**Applications for Planning Consent**  
**28 February 2022**

Number and Location	Development Proposed
<p>21/P/02671</p> <p>Juniper Cottage                      Ash Green Road                      Ash                      GU12 6JH</p>	<p>Proposed erection of a detached single storey double garage and installation of wooden entrance gates.</p>
<p><b>Object</b></p> <p>1. <i>Wooden gates above 1m height ruling when adjacent to highway.</i></p> <p><b>Request</b></p> <p>1. <i>A condition, in perpetuity, that the double garage is not used for habitable accommodation.</i></p>	
<p>21/P/01732</p> <p>133 Carfax Avenue                      Tongham                      GU10 1BH</p>	<p>Single storey side/rear extension including new garage and changes to fenestration, following demolition of existing garage and timber outbuilding. (Description amended 21/01/2022)</p>
<p><b>No observations</b></p>	
<p>21/P/02702</p> <p>25 Orchard Close                      Ash Vale                      GU12 5HU</p>	<p>Erection of a single storey side extension.</p>
<p><b>Object</b></p> <p>1. <i>Side extension not set back from front building line in contravention of Guildford Borough Council's SPD for Residential Extensions and Alterations.</i></p>	

Number and Location	Development Proposed
<p>21/P/02710</p> <p>Newlynds Brackendene Ash GU12 6BN</p>	<p>New double garage including workshop/store and bin storage on existing driveway.</p>
<p><b>Request</b></p> <p>1. <i>A condition, in perpetuity, that the double garage is not used for habitable accommodation.</i></p>	
<p>22/P/00005</p> <p>38 Ash Hill Road Ash GU12 6AB</p>	<p>Erection of a single storey side extension and two storey rear extension along with changes to fenestration following demolition of existing two storey rear extension and side porch.</p>
<p><b>No observations</b></p>	
<p>22/P/00061</p> <p>Agincourt Aldershot Road Ash GU12 6PD</p>	<p>Proposed new front porch, garage conversion to habitable accommodation and first floor side extension over, loft conversion with front and rear dormer windows and single storey rear extension.</p>
<p><b>Object</b></p> <p>1. <i>Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></p> <p>2. <i>Overlooking neighbouring properties.</i></p> <p>3. <i>Loss of amenity in respect of loss of light to neighbouring properties.</i></p> <p>4. <i>Out of scale and character.</i></p> <p>5. <i>Proximity to boundary.</i></p>	
<p>22/P/00101</p> <p>Ronan Frimley Road Ash Vale GU12 5PD</p>	<p>Erection of a single storey rear extension.</p>
<p><b>No observations</b></p>	

Number and Location	Development Proposed
<p>22/P/00085</p> <p>The Hollies Church Lane Ash GU12 6EX</p>	<p>Erection of a two storey front/side/rear extension with front-facing Juliet balcony and single storey rear extension including changes to fenestration, following demolition of existing garage.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Overlooking neighbouring properties.</i></li> <li>2. <i>Poor design.</i></li> <li>3. <i>Overdevelopment of plot.</i></li> <li>4. <i>Proximity to boundary.</i></li> <li>5. <i>Side extension not set back from front building line in contravention of Guildford Borough Council's SPD for Residential Extensions and Alterations.</i></li> </ol>	
<p>22/P/00075</p> <p>24 Prospect Road Ash Vale GU12 5ED</p>	<p>Retrospective planning application for new fence and driveway gate, at the rear of the property.</p>
<p><b>No observations</b></p>	
<p>22/P/00104</p> <p>2 Canal Cottages Canal Bank Ash Vale GU12 5HL</p>	<p>Part single/two storey side/rear extension, including changes to fenestration.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Locally listed building.</i></li> <li>2. <i>Out of character and unbalances the semi's.</i></li> <li>3. <i>Two storey extension not subservient to existing dwelling.</i></li> <li>4. <i>Backs onto conservation area.</i></li> </ol>	
<p>22/P/00119</p> <p>Beechwood Cottage 32 Alexandra Road Ash GU12 6PH</p>	<p>Conversion of garage into habitable accommodation including changes to fenestration.</p>
<p><b>No observations</b></p>	

Number and Location	Development Proposed
<p><b>22/P/00021</b></p> <p><b>33 Star Lane</b> <b>Ash</b> <b>GU12 6RH</b></p>	<p><b>Rear extension with additional rooms created in new roof space above. Solar panels to side roof slope and roof light to opposite side and changes to fenestration.</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Rear extension is not subservient to existing dwelling.</b></li> <li><b>2. Out of scale and character.</b></li> <li><b>3. Poor design.</b></li> <li><b>4. Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</b></li> </ol>	
<p><b>22/P/00131</b></p> <p><b>Elvington</b> <b>Aldershot Road</b> <b>Ash</b> <b>GU12 6PD</b></p>	<p><b>Proposed garage extension and conversion to habitable accommodation and single storey rear extension.</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Bulk and massing of proposed extension.</b></li> <li><b>2. Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</b></li> <li><b>3. Subject to an Arboriculturist report.</b></li> </ol>	
<p><b>22/P/00142</b></p> <p><b>Homefield Lodge</b> <b>South Road</b> <b>Ash Vale</b> <b>GU12 5AH</b></p>	<p><b>Erection of a front porch (retrospective application).</b></p>
<p><b>No observations</b></p>	

Number and Location	Development Proposed
<p><b>22/W/00011</b></p> <p><b>3 and 4 Station Approach</b>  <b>Ash Vale</b>  <b>GU12 5LP</b></p>	<p><b>Prior notification under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a proposed Change of use from Commercial, Business and Service (Use Class E) to Dwelling houses (Use Class C3) comprising two independent residential units.</b></p>
<p><b><i>No observations but following concern made :</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Has every effort been made to rent out the commercial units.</i></b></li> </ul>	
<p><b>22/P/00193</b></p> <p><b>Dorset</b>  <b>Grove Road</b>  <b>Ash Vale</b>  <b>GU12 5BD</b></p>	<p><b>Two storey rear extension following demolition of existing rear addition.</b></p>
<p><b><i>No observations but following concern made :</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Overlooking neighbouring properties from second floor window.</i></b></li> </ul>	

**APPENDIX B**

**ASH PARISH COUNCIL**  
**Applications for Planning Consent**  
**28 February 2022**

Number and Location	Development Proposed
<p><b>22/T/00012</b></p> <p><b>Ramblehurst</b>  <b>White Lane</b>  <b>Ash Green</b>  <b>GU12 6HW</b></p>	<p><b>T1-T2: ash- fell. T3: ash- remove dead wood T4: Hawthorn, remove dead wood and re pollard at growth points leaving a residual crown height of 2-2.5m and spread of 1m(Tree Preservation Order P1/201/15).</b></p>
<p><b><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></b></p>	