

**ASH PARISH COUNCIL**

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

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

**Part 1 – Public Session**

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

Apologies for absence were received from Cllr Marsha Moseley and Cllr Bill Cole  
In the absence of the Chairman, Cllr Marsha Moseley, the meeting was chaired by the Vice Chairman, Cllr Jo Randall.

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

There were no declarations of interest.

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

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

**77. 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\\_NTU2YTE1ZGYtYWWiNy00YTY3LWlwODAAtMjljNzM2NzAyNmNh%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_NTU2YTE1ZGYtYWWiNy00YTY3LWlwODAAtMjljNzM2NzAyNmNh%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/>

No members of the public were present at the meeting.

**78. 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.***

**79. 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.***

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

There was correspondence received from Guildford Borough Council **Ref : 21/P/01871** 20 Parsons Way, Tongham, Farnham, GU10 1FB, notifying that an appeal has been made to the Secretary of State against the Council's decision for the proposed development. This was noted and, as per the committee's previous consideration, there were no objections.

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

The next meeting is due to be held **Monday 25 April 2022** commencing at 6:30pm.

*The meeting concluded at 19:03pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**ASH PARISH COUNCIL**

**Applications for Planning Consent**

**28 March 2022**

Number and Location	Development Proposed
<p><b>21/P/02068</b></p> <p>Ashbourne Ash GU12 6HW</p>	<p>Proposed single storey rear extension with room above, dormer extension to left side elevation, new dormer to right side elevation, proposed garage and changes to fenestration following demolition of conservatory.</p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li>1. <i>Dormer flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></li> <li>2. <i>Extension not subservient to original dwelling</i></li> <li>3. <i>Extension overlooks neighbouring properties</i></li> <li>4. <i>Poor design</i></li> <li>5. <i>Possible breach of 45° rule</i></li> </ol>	
<p><b>22/P/00204</b></p> <p>Weirside Frimley Road Ash GU12 5NL</p>	<p>Ground floor side extension, including changes to fenestration.</p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li>1. <i>North elevation - Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></li> </ol>	
<p><b>22/P/00216</b></p> <p>3 Kestrel Close Ash GU12 5RS</p>	<p>Certificate of Lawfulness for a proposed development to establish whether a loft conversion including one front rooflight and two rear rooflights would be lawful.</p>
<p><b>Full planning application required</b></p> <p><b>Objections</b></p> <ol style="list-style-type: none"> <li>1. <i>Rooflights at a low level – possibly overlooking neighbouring properties – would recommend obscured glass</i></li> <li>2. <i>Due to the change in usage from loft to habitable space, resulting head height appears very restricted</i></li> </ol>	

Number and Location	Development Proposed
<p>22/P/00275</p> <p>9 Old Cross Tree Way Ash Green GU12 6HT</p>	<p>Erection of an oak framed carport (retrospective).</p>
<p><b>No observations</b></p>	
<p>22/P/00284</p> <p>19 Loddon Way Ash GU12 6NT</p>	<p>Proposed front porch, single side extension, two storey side/rear extension and minor fenestration changes.</p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li>1. <i>Two storey extension too close to the boundary line in prominent position</i></li> <li>2. <i>Single storey side extension - Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></li> </ol>	
<p>22/P/00295</p> <p>3 White Rose Guildford Road Ash GU12 6FE</p>	<p>Erection of a five bedroom detached dwelling and associates 3 parking places.</p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li>1. <i>Strongly object as site is a designated traveller site and not a site for a permanent dwelling</i></li> <li>2. <i>The four pitches and a washblock currently presented would be reduced to three pitches and the washblock would be demolished.</i></li> <li>3. <i>Should application be successful, alternative land for travellers should be found elsewhere</i></li> <li>4. <i>Dwelling too large, inappropriate and not in keeping with the area.</i></li> <li>5. <i>Within the buffer zone of TBHSPA.</i></li> </ol>	
<p>22/P/00258</p> <p>4 Warwick Road Ash Vale GU12 5PL</p>	<p>First floor side extension and conservation of integral garage into a habitable room along with changes to fenestration.</p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li>1. <i>Extension not subservient to original dwelling</i></li> </ol>	

Number and Location	Development Proposed
<p><b>22/P/00316</b></p> <p><b>24 Prospect Road</b> <b>Ash Vale</b> <b>GU12 5ED</b></p>	<p><b>Erection of a fence along the southern boundary to the front of the property.</b></p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li><b>1. Fence runs between two properties and rises from one garden to the other. Concern that height is excessive.</b></li> <li><b>2. Potential loss of light to adjoining property.</b></li> </ol>	
<p><b>22/P/00178</b></p> <p><b>33 Ewins Close</b> <b>Ash</b> <b>GU12 6RZ</b></p>	<p><b>Proposed erection of two-storey semi-detached dwelling, driveway and dropped kerb, and single-storey rear extension to existing house, following demolition of existing two storey side extension and garage.</b></p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li><b>1. Flat roof at rear not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</b></li> <li><b>2. New building too close to boundary</b></li> <li><b>3. Plot over-developed and cramped</b></li> <li><b>4. Within the buffer zone of TBHSPA.</b></li> <li><b>5. Loss of parking on an already congested road</b></li> <li><b>6. Terracing effect</b></li> </ol>	
<p><b>22/P/00329</b></p> <p><b>Shangri La</b> <b>Beetons Avenue</b> <b>Ash</b> <b>GU12 5DH</b></p>	<p><b>Proposed single storey front porch extension, two storey side extension, part single/part two storey rear extension following demolition of existing detached garage. Creation of three parking spaces to the front.</b></p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li><b>1. Flat roof at rear not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</b></li> <li><b>2. Rear extension too large</b></li> <li><b>3. Loss of privacy and light to neighbouring properties</b></li> </ol>	

Number and Location	Development Proposed
<p><b>22/P/00337</b></p> <p><b>4 Beaumont Cottages</b>  <b>Frimley Road</b>  <b>Ash Vale</b>  <b>GU12 5PE</b></p>	<p><b>Part single-storey, part first-storey rear extension.</b></p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li><b>1. Flat roof not in accordance with Guildford Borough Council’s Design Guide for Residential Extensions.</b></li> <li><b>2. Extension out of character with existing properties</b></li> <li><b>3. Blocky design</b></li> </ol>	
<p><b>21/P/01211</b></p> <p><b>Land at May and Juniper Cottages</b>  <b>Ash Green Road</b>  <b>Ash</b>  <b>GU12 6JH</b></p>	<p><b>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 98 dwellings.</b></p>
<p><b>Objections</b></p> <ol style="list-style-type: none"> <li><b>1. Properties potentially overlooking Juniper Cottage</b></li> <li><b>2. Garages/Parking located to rear of properties – possible source of anti-social behaviour</b></li> <li><b>3. Concern about the lack of sufficient parking on local adjoining roads for any potential overflow parking from development</b></li> <li><b>4. Two entrances required for development of this size but only one included in plans leading onto a dangerous curve. Access via the proposed adjacent development at Ash Manor not certain as that application not yet approved.</b></li> <li><b>5. Potential for flooding – Is the drainage proposed appropriate for the design layout of the site.</b></li> <li><b>6. 3 five bedroom properties are proposed. There is a requirement for smaller dwellings in the area</b></li> </ol>	

**APPENDIX B**

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

Number and Location	Development Proposed
<p><b>22/T/00034</b></p> <p><b>7 Queen Elizabeth Close</b>  <b>Ash</b>  <b>GU12 6JP</b></p>	<p><b>T1 – Oak – Reduce back low lateral branches growing towards house by 3m – of number 7 Queen Elizabeth Close due to shading to upstairs windows (P1/201/435).</b></p>
<p><b><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></b></p>	
<p><b>22/T/00048</b></p> <p><b>Land South Of Ash Lodge Drive &amp; Adjacent to Hammersley Drive</b>  <b>Ash</b>  <b>GU12 6FP</b></p>	<p><b>Various works to trees, refer to tree works order. (TPO No 10 of 2011)</b></p>
<p><b><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></b></p>	