

**ASH PARISH COUNCIL**

**Minutes of the virtual meeting of the Planning Committee  
Monday 25 April 2022 which commenced at 6:30pm**

Chairman	Cllr Marsha Moseley	✓
Vice Chairman	Cllr Jo Randall	✓
	Cllr Nigel Kears	✓
	Cllr Bill Cole	A
	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**

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

Apologies for absence were received from Cllr Bill Cole and Cllr John Tonks.

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

There were no declarations of interest.

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

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

**85. 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\\_ZDcxYjlhZDctNmViNy00OTczLTljZmMtODE5MDk3ZGE0ZDJi%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDcxYjlhZDctNmViNy00OTczLTljZmMtODE5MDk3ZGE0ZDJi%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/>

During the public adjournment a concern was raised against the application 22/P/00477 Land at Foreman Road. This development would increase traffic in this area which is already a health and safety issue as the road doesn't have a public footpath along it.

**86. Town And Country Planning Act 1990 (As Amended). (agenda item 5)**

**Ref : 21/P/02153**

**Location :** Talland, 62 Prospect Road, Ash Vale, GU12 5EL

**Proposal :** Single storey front & rear extensions following demolition of outbuilding

Members to note that an appeal has been made to the Secretary of State against Guildford Borough Council's decision for the proposed development.

This appeal is proceeding under the Householder Appeals Service, there is no opportunity for further comments to be submitted and it will be determined on the basis of written representations.

Members made the following comments for this proposal in the planning meeting on 22nd November 2021 :

*Poor design*

*Rear extension too large*

*Front extension is in front of building line*

*Bulk and massing of proposed extension*

***Agreed that this item be noted.***

**87. 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.***

**88. 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.***

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

There was no correspondence.

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

The next meeting is due to be held **Monday 23 May 2022** commencing at 6:30pm.

*The meeting concluded at 18:59pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**ASH PARISH COUNCIL**

**Applications for Planning Consent**

**25 April 2022**

Number and Location	Development Proposed
<p><b>22/P/00367</b></p> <p><b>The Firs</b>  <b>Ash Green Road</b>  <b>Ash</b>  <b>GU12 6JJ</b></p>	<p><b>Residential development of 7 houses and associated bicycle and garden stores and associated landscaping and extensions and alterations to The Firs (existing dwelling).</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Safety concerns due to development entrance being so close to the narrow railway bridge.</b></li> <li><b>2. Overall dwelling design is out of character with surrounding area.</b></li> <li><b>3. Overdevelopment of plot.</b></li> <li><b>4. Proximity to railway line, posing environmental issues.</b></li> <li><b>5. 2 storey extension is not subservient to existing dwelling.</b></li> <li><b>6. Limited access to rear of development for refuse collection and emergency services.</b></li> <li><b>7. Concern that new houses too close to existing stream.</b></li> <li><b>8. Concern over potential flooding of site and impact on surrounding area.</b></li> <li><b>9. Lack of public footpaths.</b></li> <li><b>10. Lack of easy access to public transport.</b></li> <li><b>11. Within buffer zone of the Thames Basin Heath Special Protection Area.</b></li> <li><b>12. Close proximity too close to ancient woodland.</b></li> </ol>	
<p><b>22/P/00428</b></p> <p><b>1 Penrose Gardens</b>  <b>Ash Vale</b>  <b>GU12 5RP</b></p>	<p><b>Erection of a single storey outbuilding.</b></p>
<p><b>Request</b></p> <ul style="list-style-type: none"> <li><b>• A condition, in perpetuity, that the outbuilding is not used for habitable accommodation.</b></li> </ul>	
<p><b>22/P/00441</b></p> <p><b>69 Wentworth Crescent</b>  <b>Ash Vale</b>  <b>GU12 5LF</b></p>	<p><b>Single storey side extension following demolition of existing conservatory.</b></p>
<p><b>No observations</b></p>	

Number and Location	Development Proposed
<p>22/P/00444</p> <p>52 Firacre Road Ash Vale GU12 5JT</p>	<p>Pitched roof over side extension.</p>
<p><b>No observations</b></p>	
<p>22/W/00034</p> <p>42 South Lane Ash GU12 6NJ</p>	<p>Prior notification for a single storey 6.00 metre rear extension, 3.20 metres in height with an eaves height of 2.80 metres.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <b>Full planning permission required.</b></li> <li>2. <b>Un-neighbourly development.</b></li> <li>3. <b>Flat roof not in accordance with Guildford Borough Council’s Design Guide for Residential Extensions.</b></li> </ol>	
<p>22/P/00501</p> <p>10 Ashdene Crescent Ash GU12 6TA</p>	<p>Erection of a single storey side extension following demolition of existing garage.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <b>Overly large development.</b></li> <li>2. <b>Side extension should remain ancillary to the main dwelling.</b></li> <li>3. <b>Insufficient parking facilities.</b></li> </ol>	
<p>22/P/00485</p> <p>1 Kings Court Oxenden Road Tongham GU10 1AH</p>	<p>Two storey side extension and conversion of garage to habitable accommodation with a rear dormer following demolition of existing detached store outbuilding.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <b>Extension not subservient to the main dwelling.</b></li> </ol>	

Number and Location	Development Proposed
<p><b>22/P/00396</b></p> <p>Corewire Station Road West Ash Vale GU12 5LZ</p>	<p>Permanent installation of 2 outside storage units.</p>
<p><b>Request</b></p> <ul style="list-style-type: none"> <li>• <i>A condition that the storage units be removed if Corewire leaves the premises.</i></li> </ul>	
<p><b>22/P/00401</b></p> <p>231 Shawfield Road Ash GU12 5DL</p>	<p>Installation of a non-illuminated sign on the rear elevation of the building.</p>
<p><i>No observations but it should be noted that the property backs onto a conservation area.</i></p>	
<p><b>22/P/00470</b></p> <p>8 Collins Gardens Ash GU12 6EP</p>	<p>Certificate of Lawfulness for proposed development to establish whether a loft conversion incorporating four rooflights to front elevation and a rear dormer window would be lawful.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Full planning permission required.</i></li> <li>2. <i>Flat roof rear dormer not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></li> <li>3. <i>The proposed Juliet balcony is overlooking neighbouring properties.</i></li> <li>4. <i>Insufficient parking facilities.</i></li> <li>5. <i>Poor design and out of character with street scene.</i></li> <li>6. <i>Rear dormer not subservient to main dwelling.</i></li> </ol>	

Number and Location	Development Proposed
<p><b>22/P/00477</b></p> <p>Land at Foreman Road Ash</p>	<p>Residential development of 82 dwellings, together with means of access, parking, public open space (including a children’s play area), landscaping, drainage, refuse storage and associated works.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Concern over flooding of site and impact on surrounding area.</i></li> <li>2. <i>Within the buffer zone of Thames Basin Heath Special Protection Area.</i></li> <li>3. <i>Lack of public footpaths.</i></li> <li>4. <i>Impact on traffic in this area.</i></li> <li>5. <i>Impact on school places and medical provisions in this area.</i></li> <li>6. <i>Overdevelopment of plot.</i></li> <li>7. <i>Concern play area is located too close to the attenuation pond.</i></li> <li>8. <i>Recommend section 106 funds is provided for facilities at recreational grounds at Harpers Road and Collins Gardens.</i></li> </ol>	
<p><b>22/P/00235</b></p> <p>273 Vale Road Ash GU12 5LA</p>	<p>Proposed single storey side extension and enlargement to first floor side dormer following demolition of garage and car port.</p>
<p><i>No observations</i></p>	
<p><b>22/P/00530</b></p> <p>4 Brambles Close Ash GU12 6NY</p>	<p>Conversion of store to habitable accommodation and single storey rear extension following demolition of conservatory.</p>
<p><i>No observations</i></p>	

**APPENDIX B**

**ASH PARISH COUNCIL**  
**Applications for Planning Consent**  
**25 April 2022**

<b>Number and Location</b>	<b>Development Proposed</b>
<p><b>22/T/00074</b></p> <p><b>47 Wharf Road</b>  <b>Ash Vale</b>  <b>GU12 5AY</b></p>	<p><b>T1 Robinia – fell and replace with one Ilex Aquifolium.</b>  <b>T2 Robinia – fell and replace with one Ilex Aquifolium.</b>  <b>T3 Yew &amp; T4 Robinia - fell – no plans to replant as area is too small.</b></p>
<p><b><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></b></p>	