

ASH PARISH COUNCIL

**Minutes of the virtual meeting of the Planning Committee
Monday 23 May 2022 which commenced at 6:30pm**

Chairman	Cllr Jo Randall	✓
Vice Chairman	Cllr Marsha Moseley	✓
	Cllr Nigel Kearse	✓
	Cllr Bill Cole	✓
	Cllr John Tonks	✓
	Cllr Nigel Manning	✓

Substitutes All Councillors not Committee members. None present

✓ Present x Not Present A Apology for Absence

Cllr Jo Randall acted as chairman for the meeting in case Cllr Marsha Moseley encountered wi-fi connectivity issues

Part 1 – Public Session

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

None

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

There were no declarations of interest.

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

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

94. 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_Zjk4YzMwN2QtZDhlMy00Y2NkLTgzMWItOGYwMjYyZmRhZDBj%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/>

There were no members of the public present.

95. Town And Country Planning Act 1990 (As Amended). (agenda item 5)**Ref : 21/P/02710****Location :** Newlynnds, Brackendene, Ash, GU12 6BN**Proposal :** New double garage including workshop/store and bin storage on existing driveway

Members to note that an appeal has been lodged against Guildford Borough Council's refusal of the above application. The Planning Inspectorate has accepted the appeal and it will be dealt with by way of Written Representations.

The application, plans and documents can be viewed at Millmead House during normal office hours. If you wish to make any comments on the appeal, please do so in writing (please supply 3 copies) to **The Planning Inspectorate, 3/05 Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS16PN - quoting reference APP/Y3615/D/22/3297158** - it should arrive at the Planning Inspectorate not later than the deadline. (please note any letters received by The Planning Inspectorate after the deadline will not be seen by the Inspector and they will be returned to sender).

You can also submit your comments to the Planning Inspectorate by e-mail to enquiries@pins.gsi.gov.uk, quoting the Planning Inspectorate reference number. Please note that your e-mail address will be made public unless you attach your comments to the e-mail in a separate document. Alternatively, you can submit your comments through the case search facility on the Planning Inspectorate website at:

<https://www.gov.uk/appeal-planning-inspectorate>

Comments submitted electronically will be accepted up until midnight on the day before the final date.

You should quote the above Inspectorate's Reference in your correspondence, please note that any comments given will be made available to both the appellant and the Council. If you would like to know the Inspector's decision, please indicate in your letter to the Planning Inspectorate who will arrange for a copy to be forwarded to you as soon as it is received.

Members made the following comments for this proposal in the planning meeting on 28th February 2022 :

A condition, in perpetuity, that the double garage is not used for habitable accommodation.

Agreed that this item be noted.

96. 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.

97. 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.

98. Correspondence. *(agenda item 8)*

There was no correspondence.

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

The next meeting is due to be held **Monday 27 June 2022** commencing at 6:30pm.

The meeting concluded at 18:57pm

Chairman _____

Date _____

ASH PARISH COUNCIL
Applications for Planning Consent
23 May 2022

Number and Location	Development Proposed
<p>22/P/00519</p> <p>9 Enterprise Industrial Estate Station Road West Ash Vale GU12 5QJ</p>	<p>Change of use of existing industrial unit (use class B2) to sui generis to allow use in connection with funeral care.</p>
<p><i>No observations</i></p>	
<p>22/P/00562</p> <p>The Ridings Cuthbert Road Ash Vale GU12 5ES</p>	<p>Loft conversion including insertion of two front and two rear dormer windows to create first floor, single storey front and side extension following demolition of garage along with changes to fenestration.</p>
<p><i>Object</i></p> <ol style="list-style-type: none"> <i>1. Loss of a bungalow as converting to a two-storey, four-bedroom property.</i> <i>2. Bulk and massing.</i> <i>3. Not enough provision for parking.</i> <i>4. Adverse affect on street scene.</i> <i>5. Possible Overlooking of neighbouring property.</i> 	
<p>22/P/00337</p> <p>4 Beaumont Cottages Frimley Road Ash Vale GU12 5PE</p>	<p>Part single-storey, part first-storey rear extension (as amended by plans received 21/04/2022).</p>
<p><i>Object</i></p> <ol style="list-style-type: none"> <i>1. Flat roof on ground floor extension against GBC's Design Guide for Residential Extensions.</i> <i>2. Out of character with existing properties.</i> <i>3. Blocky design.</i> 	

Number and Location	Development Proposed
<p>22/P/00635</p> <p>Cypresses Frimley Road Ash Vale GU12 5NL</p>	<p>Proposed two storey rear extension with Juliet balcony, following demolition of the existing rear element.</p>
<p>Object</p> <p><i>1. Balcony may provide potential for overlooking neighbouring properties.</i></p>	
<p>22/P/00608</p> <p>50 & 52 Hammersley Drive Tongham GU12 6FP</p>	<p>Change in terms of height, use of loft space and finishing, in addition of creation of a front porch, revision to planning application 17/P/02592 and 20/N/00018.</p>
<p>Object</p> <p><i>1. Address incorrect. Site is in Ash not Tongham.</i> <i>2. Could be first step towards habitable accommodation. If GBC minded to approve application request condition/informative that any change of use would need planning permission.</i></p>	
<p>22/P/00611</p> <p>68 Lakeside Road Ash Vale GU12 5AA</p>	<p>Certificate of Lawfulness for a proposed development to establish whether a single storey rear extension would be lawful.</p>
<p>Object</p> <p><i>1. Flat roof against GBC's Design Guide for Residential Extensions.</i> <i>2. Full planning application required.</i></p>	
<p>22/P/00652</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: changes to fenestration.</p>
<p>Object</p> <p><i>1. Plans are for a two-storey extension not one.</i> <i>2. Overly large.</i> <i>3. Not enough provision for parking as no off-street parking available.</i></p>	

Number and Location	Development Proposed
<p>22/P/00572</p> <p>Tir Na Nog Horseshoe Lane Ash Vale GU12 5LJ</p>	<p>Proposed enlargement of existing front and rear dormers to provide additional bedroom space and replacement of front porch canopy with pitched roof.</p>
<p>No observations</p>	
<p>22/W/00040</p> <p>3 Station Approach Ash Vale GU12 5LP</p>	<p>Prior notification under Schedule 2, Part 3, Class MA of the Town & Country Planning (General Development) Order 2015 (as amended) for a proposed change of use from two shop units (Use Class E) to two residential units (Use Class C3).</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Proposal is for numbers 3 and 4 not just number 3. 2. Within SPA buffer zone. 3. Need assurances that properties have been marketed properly as retail units per GBC guidelines. 	
<p>22/P/00443</p> <p>65 Longfield Road Ash GU12 6NB</p>	<p>Proposed change of use of amenity land to form a new access with dropped curb to property.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Concern that the correct department within SCC is consulted about application as the affected amenity land is within County Council's ownership. 2. If GBC is minded to approve proposal request condition that access across amenity land is not to be used for additional parking. 	

Number and Location	Development Propsoed
<p>22/P/00666</p> <p>The Cottage Meadow Close Ash Vale GU12 5PY</p>	<p>Extension and conversion of existing detached 3-bedroom house to provide 1 No. 3 bedroom house and 2 No. 2 bedroom houses.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Plot overdeveloped and cramped – coverting one detached property into terraced properties. 2. Previous extension already approved – additional works may exceed maximum amount. 3. Out of character. 4. Within THBSPA buffer zone. 	
<p>22/P/00694</p> <p>109 Ash Street Ash GU12 6LJ</p>	<p>Erection of a single storey ground floor side/rear extension, conversion of loft space into habitable accommodation and insertion of rooflights in the front and rear main house roof.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Partial flat roof at rear against GBC’s Design Guide for Residential Extensions. 	

APPENDIX B

ASH PARISH COUNCIL
Applications for Planning Consent
23 May 2022

Number and Location	Development Proposed
<p>22/T/00080</p> <p>35 Wood Street Ash Vale GU12 5JF</p>	<p>T1 – English Oak – Crown reduce by 4m leaving a finished height of approximately 18m and a crown spread of 10-12m. Reduce/remove split limb and adjacent rubbing limb overhanging property to the rear (Tree preservation Order P1/201/231).</p>
<p><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></p>	
<p>22/T/00088</p> <p>Miramar Heathvale Bridge Road Ash Vale GU12 5ET</p>	<p>Oak Tree – remove epicormic growth from trunk and crown lift to approx. 7m by the removal of the epicormic shoots from the main stem to the crown break (Tree Preservation Order P1/201/192).</p>
<p><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></p>	