

ASH PARISH COUNCIL

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

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

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

Apologies for absence were received from Cllr John Tonks.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 27 June 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.

113. 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_ZDkwNmU3MDktMzllOC00MzlxLTlmY2ltMzBhN2RjZTZhODhj%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 three members of the public present.

Concerns raised by those present were about the proposed developments at Harpers Road i.e. Orchard Farm (22/P/01083) and Streamside (22/P/00977). These included
- the access being shared with two other dwellings (Orchard Farm application),

- **traffic safety concerns due to blind spots,**
- **increase in road use and that the addition of 70+ new houses (a 300% increase) on Harpers Road was totally unsuitable for the area.**

It was suggested that the proposed developments could join with the new development currently under construction at Guildford Road.

The Chairman noted these concerns and informed the members of the public that they should also raise these objections directly with Guildford Borough Council.

Cllr. Nigel Manning reminded them that individual letters should be sent to Guildford Borough Council as each letter counts only once, regardless of the number of signatures.

114. Applications for Planning Consent. (agenda item 5)

The Chairman proposed, and it was agreed, that as there were interested members of the public present the applications for Streamside, Harpers Road (22/P/00977) and Orchard Farm, Harpers Road (22/P/01083) be dealt with first.

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.

115. 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.

116. Correspondence. (agenda item 7)

There was no correspondence.

117. Next Meeting. (agenda item 8)

The next meeting is due to be held **Monday 22 August 2022** commencing at 6:30pm.

The meeting concluded at 19:05pm

Chairman _____

Date _____

ASH PARISH COUNCIL
Applications for Planning Consent
25 July 2022

Number and Location	Development Proposed
<p>22/P/00977</p> <p>Streamside Harpers Road Ash GU12 6DB</p>	<p>Outline application for the demolition of existing house and outbuildings and erection of 22 new dwellings with associated parking and creation of new vehicular access (all matters reserved except access, layout and scale).</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Out of character with the area. 2. Not in keeping with the immediate street scene. 3. Concern over loss of trees and the maintenance of those that are left. 4. Overdevelopment. 5. Concern over the affect on wildlife, especially endangered species. 6. Concern over access road being too narrow and without sufficient drainage. 7. Concern over effect on local amenities – schools, medical facilities. 8. Within the SPA buffer zone. 9. Risk of flooding – concern about possible effectiveness of proposed SUDS scheme. 10. Site not easily accessible except by car – Reliance on access to PRow 356 which is in ownership of SCC and which has no lighting, is narrow, unmade up. Concern of possible safety issues. 11. Possible overlooking of Oakside Cottage – loss of privacy. 12. Concern for the impact of construction vehicles on Harpers Road. 13. Concern for the impact of additional traffic entering/exiting Harpers Road at junction with Guildford Road. 	

Number and Location	Development Proposed
<p>22/P/01083</p> <p>Orchard Farm Harpers Road Ash GU12 6DE</p>	<p>Erection of 51 dwellings with associated open space, landscaping and parking.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Unsustainability of the proposed vehicular access via Harpers Road which is narrow, has no lighting, a tendency to flooding, has no footpath and has drainage ditches alongside carriageway. 2. Concern over shared access with Harpers House and Oakside Cottage. 3. Further clarification required on flood prevention as area at risk of flooding. 4. Suitable foul water drainage scheme needs to be agreed. 5. Concern over the location of the natural play area being situated close to a pond. 6. Concern over the affect on wildlife, especially endangered species. 7. Concern over affect on local amenities. 8. No public transport to estate – reliance on public right of way which is narrow, unlit and the responsibility of SCC. 9. New footpath alongside new access road does not extend onto Harpers Road where shared surface between vehicles and pedestrians proposed. 10. Design appears to be reliant on the proposed Ash Road bridge which, although approved, has not yet been built and may encounter possible funding issues. Include condition that should Ash Road bridge not be completed, pedestrian access will be improved. 11. Proposed traffic calming measures appear to be mainly targeted at the Guildford Road end of Harpers Road. 12. Within the SPA buffer zone. 13. Potential noise source from the railway. 	
<p>22/P/01005</p> <p>19 Wentworth Crescent Ash Vale GU12 5LE</p>	<p>Certificate of lawfulness for a proposed development to establish whether a hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation and the addition of a tiled dormer at the rear would be lawful.</p>
<p>No observations</p>	

Number and Location	Development Proposed
<p>22/P/01029</p> <p>19 Wentworth Close Ash Vale GU12 5LE</p>	<p>Hip to gable loft conversion including the installation of three roof windows into the pitched roof of the front elevation and the addition of a rendered dormer at the rear.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Rear dormer too large.</i> 2. <i>Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i> 	
<p>22/P/01039</p> <p>Squirrels Leap White Lane Ash Green GU12 6HN</p>	<p>Certificate of Lawfulness for a proposed development to establish whether a first floor extension including enlargement of existing side dormer would be lawful.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Dormer appears to extend right up to property line of adjacent dwelling.</i> 2. <i>Increase in scale and bulking.</i> 3. <i>Full planning application required.</i> 	
<p>22/W/00050</p> <p>28 Star Lane Ash GU12 6RJ</p>	<p>Prior notification for a single storey 6.00 metre rear extension, 3.00 metres in height with an eaves height of 3.00 metres.</p>
<p>No observations</p>	
<p>22/P/01053</p> <p>25 Orchard Close Ash Vale GU12 5HU</p>	<p>Proposed front porch and a single a single side/rear wrap around extension.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Proposed wrap around extension too close to boundary.</i> 2. <i>Design is too large.</i> 3. <i>Overdevelopment.</i> 	

Number and Location	Development Proposed
<p>22/P/00300</p> <p>Enterprise Industrial Estate Station Road West Ash Vale GU12 5QJ</p>	<p>To erect a new high level palisade steel fence with a height of 1.8m to replace the existing low level perimeter fence of 0.9m. The works include removing the existing fence, posts and gates and installing the new fence as described above.</p>
<p>No observations</p> <p>Committee requests that if application approved a condition be included that area be tidied up after completion of works.</p>	
<p>22/P/01071</p> <p>138 Shawfield Road Ash GU12 6SG</p>	<p>Erection of a garden outbuilding.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Overly large and too high. 2. Loss of privacy to development behind. 3. Proposal indicates that back fence is to be lifted to 2.5m > This is regarded as too high. Height should be restricted to 2.0m maximum. <p>Committee requests that if application approved an informative be included requiring separate planning application to be made if outbuilding converted to habitable accommodation.</p>	
<p>22/P/01068</p> <p>33 Star Lane Ash GU12 6RH</p>	<p>Single storey rear extension, changes to side fenestration and the addition of solar panels.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Extension not subservient. 2. Out of scale and character. 3. Poor design. 	

Number and Location	Development Proposed
<p>22/P/01078</p> <p>39 Scotland Farm Road Ash Vale GU12 5JA</p>	<p>Erection of a single storey side and 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>22/P/01082</p> <p>38 Warwick Road Ash Vale GU12 5PL</p>	<p>Erection of front porch and first floor side extension above garage including rear dormer.</p>
<p>Object</p> <p>1. <i>Too close to boundary – appears to be only 0.5m away – in breach of 1.0m minimum.</i> 2. <i>Too large.</i> 3. <i>Possibility of overlooking adjacent property.</i></p>	
<p>22/P/01095</p> <p>25 Balmoral Road Ash Vale GU12 5BB</p>	<p>Erection of a single rear extension.</p>
<p>No observations</p>	
<p>22/P/01098</p> <p>24 Old School Close Ash GU12 5EX</p>	<p>Proposed conversion of garage to habitable accommodation, first floor side extension, one rear rooflight. Conservatory roof changes and changes to fenestration.</p>
<p>Object</p> <p>1. <i>Concern over loss of parking due to being located on a small cul-de-sac.</i></p>	

Number and Location	Development Proposed
<p>22/W/00058</p> <p>Land adjacent to Ash Manor House Ash Manor School Manor Road Ash GU12 6QH</p>	<p>Prior notification under Schedule 2, Part 16, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the installation of a 15.0m H3G street pole and additional equipment cabinet.</p>
<p>Object</p> <p>1. <i>Concern over location close to a school.</i></p>	

APPENDIX B

ASH PARISH COUNCIL
Applications for Planning Consent
25 July 2022

Number and Location	Development Proposed
<p>22/T/00146</p> <p>5 Milton Grange Ash Vale GU12 5DU</p>	<p>T Large oak tree – reduce back to previous points and crown thin by 15% (tree Preservation Order P1/201/375).</p>
<p><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></p>	
<p>22/T/00154</p> <p>82 Scotland Farm Road Ash Vale GU12 5JB</p>	<p>Oak – Reduce whole crown by approximately 3 metres. To maintain the size of the tree suitable for its location and maintain clearance from railway land and buildings (TPO P1/201/174).</p>
<p><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></p>	