

ASH PARISH COUNCIL

**Minutes of the virtual meeting of the Planning Committee
Monday 26 September 2022 which commenced at 6:30pm**

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

Also Present: Cllr Tony Gorham
Cllr Andrew Gomm

Substitutes All Councillors not Committee members.

✓ Present x Not Present A Apology for Absence

Cllr Jo Randall acted as chairman for the meeting due to Cllr Marsha Moseley using foreign wifi.

Part 1 – Public Session

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

Apologies for absence were received from Cllr Bill Cole.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 22 August 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.

129. 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/join/19%3ameeting_MWM0ZDA0YjUtYzZjYy00MjJLWFIZDAtZDY0Y2NmZGI5NWMw%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/>

Several members of the public were present and raised objections/concerns regarding the proposed development at Land East of 8 & 9 Culverlands Crescent (22/P/01281) :

- out of character with the street scene
- development is a house which is out of character with existing properties
- over development of the plot
- loss of privacy & light to neighbouring properties
- this area has been grassland for over 40 years

The Chairman noted these concerns and that all the residents at the meeting strongly objected to the development.

130. 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.

In view of the public interest in application 22/P/01281 Land East of 8 & 9 Culverlands Crescent it was proposed and agreed that this application should be considered first.

131. 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.

132. Correspondence. *(agenda item 7)*

There was no correspondence.

133. Next Meeting. *(agenda item 8)*

The next meeting is due to be held **Monday 24 October 2022** commencing at 6:30pm.

The meeting concluded at 19:03pm

Chairman _____

Date _____

ASH PARISH COUNCIL
Applications for Planning Consent
26 September 2022

Number and Location	Development Proposed
<p>22/P/01281</p> <p>Land east of 8 and 9 Culverlands Crescent Ash GU12 6TD</p>	<p>Proposed new dwellinghouse.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Out of character with street scene and neighbouring properties which are all bungalows.</i> 2. <i>The proposed Juliet balcony on the front elevation is out of context to neighbouring properties.</i> 3. <i>Over development of the plot.</i> 4. <i>Cramped development with limited amenity space.</i> 5. <i>Loss of amenity in respect of privacy and light to neighbouring properties.</i> 6. <i>Tree subject to the approval of Guildford Borough Council’s arboriculturist.</i> 7. <i>Concern about possible tight access onto corner plot.</i> 8. <i>Concern raised that no notification of the application had been sent to neighbouring properties. There appeared to be an apparent failure to comply with GBC’s usual accepted practice in this respect.</i> 	
<p>22/P/01261</p> <p>60 Loddon Way Ash GU12 6JR</p>	<p>Erection of a single storey rear extension and conversion of garage to habitable accommodation.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Flat roof not in accordance with Guildford Borough Council’s Design Guide for Residential Extensions.</i> 	

Number and Location	Development Proposed
<p>22/P/01187</p> <p>44 Shawfield Road Ash GU12 6QX</p>	<p>Single storey rear extension and conversion of loft space to habitable accommodation, including rear roof enlargement and a total of five rooflights.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Out of character with street scene.</i> 2. <i>Bulky and poor design.</i> 3. <i>Roof line is not subservient to main dwelling.</i> 	
<p>22/P/01305</p> <p>19 Loddon Way Ash GU12 6NT</p>	<p>Proposed single storey front extension and two/single storey side/rear extension.</p>
<p>No observations</p>	
<p>22/P/01342</p> <p>24 Rosemary Avenue Ash Vale GU12 5PB</p>	<p>Proposed two storey side extension and front porch.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Proximity to side boundary.</i> 2. <i>Unneighbourly development. Extension may affect light to adjacent property at number 23.</i> 3. <i>Roof line is not subservient to main dwelling.</i> 	
<p>22/P/01333</p> <p>3 & 4 Station Approach Ash Vale GU12 5LP</p>	<p>Change of use from ground floor retail (Use Class E) units and the subsuming of this space into existing (two) first and second floor dwelling houses (Use Class C3), the creation of a parking and turning area, demolition of existing outbuilding, erection of boundary fencing, and associated works.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Need assurances that properties have been marketed properly as retail units per Guildford Borough Council's guidelines.</i> 2. <i>Within the SPA buffer zone.</i> 	

Number and Location	Development Proposed
<p>22/P/01258</p> <p>Land at May and Juniper Cottages Ash Green Road Ash GU12 6JH</p>	<p>Advertising Consent for two flag poles and a notice board.</p>
<p>No observations</p>	
<p>21/P/01211</p> <p>Land at May and Juniper Cottages Ash Green Road Ash GU12 6JH</p>	<p>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 93 dwellings.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Properties potentially overlooking Juniper Cottage.</i> 2. <i>Garages/Parking located to rear of properties – possible source of anti-social behaviour.</i> 3. <i>Concern about the lack of sufficient parking on local adjoining roads for any potential overflow parking from development.</i> 4. <i>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.</i> 5. <i>Potential for flooding – Is the drainage proposed appropriate for the design layout of the site.</i> 6. <i>3 five bedroom properties are proposed. There is a requirement for smaller dwellings in the area.</i> 	
<p>22/P/01386</p> <p>9 Parish Close Ash GU12 6NU</p>	<p>Proposed two storey side extension.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Proximity to side boundary.</i> 2. <i>Request that a condition to be imposed that proposed side feature window is obscure glazed in perpetuity.</i> 	

Number and Location	Development Proposed
<p>22/P/01415</p> <p>Kingsmead Shawfield Road Ash GU12 5DL</p>	<p>Single storey rear extension (retrospective).</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions. 2. Backs onto the Basingstoke Canal SPA. 3. Adverse effect on neighbour's amenity. 4. Prior notification refused in April 2021 although development subsequently built out. Ash Parish Council strongly recommend that the application should be refused again. 	
<p>22/P/01391</p> <p>Flat 1, 65 Shawfield Road Ash GU12 6QX</p>	<p>Proposed single storey rear extension with changes to side fenestration.</p>
<p>No observations</p>	
<p>22/P/01180</p> <p>50 and 52 Hammersley Drive Ash 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> <ol style="list-style-type: none"> 1. If GBC minded to approve the application request that an informative be included that full planning permission would be required to change use into habitable accommodation. 	

Number and Location	Development Proposed
<p>22/P/01387</p> <p>90 Ash Street Ash GU12 6LW</p>	<p>Proposed loft conversion with front roof lights and rear dormer, changes to side fenestration.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions. 2. Bulky design. 	
<p>22/P/00444</p> <p>52 Firacre Road Ash Vale GU12 5JT</p>	<p>Construction of a single-storey side extension with enlargement of existing hipped roof to the front elevation. (Description amended 14/09/2022)</p>
<p>No observations</p>	
<p>22/P/01447</p> <p>1 The Garth Ash GU12 6QN</p>	<p>Part two / part single storey side / rear & front extensions following demolition of garage & rear and side additions.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Large extension. Bulk and massing. 	

APPENDIX B

ASH PARISH COUNCIL
Applications for Planning Consent
26 September 2022

Number and Location	Development Proposed
<p>22/T/00205</p> <p>5 Bateman Grove Ash GU12 6QG</p>	<p>Tree 34, English Oak – cut back branches to 1m north of boundary fence leaving branches 3.7m long (Tree Preservation Order no. 10 of 2011).</p>
<p><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></p>	