

**ASH PARISH COUNCIL****Minutes of the virtual meeting of the Planning Committee  
Monday 28 November 2022 which commenced at 6:30pm**

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

Also Present: Cllr Tony Gorham, Cllr Helen Gorham and Cllr Pat Scott

Substitutes All Councillors not Committee members.

✓ Present                                      x Not Present                                      A Apology for Absence

**Part 1 – Public Session****141. To Accept Apologies for Absence. (agenda item 1)**

There were no apologies for absence.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 24 October 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.

**144. 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\\_ZWI0YmFmZWQtZmNkMC00ZThlLTkzNDUtNTMwMjIwMTI1NzVi%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_ZWI0YmFmZWQtZmNkMC00ZThlLTkzNDUtNTMwMjIwMTI1NzVi%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/>

There were no members of the public present but the correspondence regarding planning application 22/P/00367 was read to the committee.

**145. 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.***

**146. Correspondence.** *(agenda item 6)*

There was no correspondence.

**147. Next Meeting.** *(agenda item 7)*

The next meeting is due to be held **Monday 19 December 2022** commencing at 6:30pm.

*The meeting concluded at 18:57pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**APPENDIX A**

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

| Number and Location  | Development Proposed   |
|--|--|
| <p><b>22/W/00080</b></p> <p><b>3 Butt Inhams</b><br/> <b>Ash</b><br/> <b>GU12 6HJ</b></p>    | <p><b>Prior notification for a single storey 5.50 metre rear extension, 3.75 meters in height with an eaves height of 2.90 metres.</b></p>   |
| <p><i><b>Application refused by Guildford Borough Council on 18 November 2022.</b></i></p>   |  |
| <p><b>22/P/01667</b></p> <p><b>109 Ash Street</b><br/> <b>Ash</b><br/> <b>GU12 6LJ</b></p>   | <p><b>Proposed erection of a single storey ground floor side/rear extension, conversion of loft space into habitable accommodation with rear dormer; insertion of rooflights and solar panels on the front slope roof.</b></p> |
| <p><i><b>Application approved by Guildford Borough Council on 17 November 2022.</b></i></p>  |  |
| <p><b>22/P/01628</b></p> <p><b>3 Stonehill Road</b><br/> <b>Ash</b><br/> <b>GU12 6TS</b></p> | <p><b>Additional garage entrance doors to existing garage structure.</b></p>   |
| <p><i><b>No observations.</b></i></p>  |  |
| <p><b>22/P/01632</b></p> <p><b>1 Stonehill Road</b><br/> <b>Ash</b><br/> <b>GU12 6TS</b></p> | <p><b>Additional up and over garage entrance doors to existing garage structure.</b></p>   |
| <p><i><b>No observations.</b></i></p>  |  |

| Number and Location   | Development Proposed  |
|---|---|
| <p><b>22/P/01717</b></p> <p><b>61 Longfield Road</b><br/><b>Ash</b><br/><b>GU12 6NB</b></p>                   | <p><b>Erection of a side and rear extension.</b></p>                        |
| <p><b><i>Objections</i></b></p>   |   |
| <p><b>22/P/01738</b></p> <p><b>4 Vyne Walk</b><br/><b>Ash</b><br/><b>GU12 6FH</b></p>                         | <p><b>Erection of a single storey rear extension.</b></p>                   |
| <p><b><i>No observations.</i></b></p>   |   |
| <p><b>22/P/01750</b></p> <p><b>43 Vale Road</b><br/><b>Ash Vale</b><br/><b>GU12 5HR</b></p>                   | <p><b>First floor side extension.</b></p>                                   |
| <p><b><i>No observations.</i></b></p>   |   |
| <p><b>22/P/01758</b></p> <p><b>19 Cody Close</b><br/><b>Ash Vale</b><br/><b>GU12 5SJ</b></p>                  | <p><b>Proposed garage conversion including changes to fenestration.</b></p> |
| <p><b><i>Objections</i></b></p> <p style="text-align: center;"><b>1. Potential loss of parking space.</b></p> |   |

| Number and Location   | Development Proposed  |
|---|---|
| <p><b>22/P/01681</b></p> <p><b>Orchard Cottage<br/>Drovers Way<br/>Ash Green<br/>GU12 6HY</b></p>   | <p><b>Erection of two detached three bedroom houses with associated amenity areas and parking.</b></p>    |
| <p><b>Objections</b></p> <ol style="list-style-type: none"> <li><b>1. Safety concerns regarding entrance onto 90° blind corner.</b></li> <li><b>2. Lack of visitor parking.</b></li> <li><b>3. Mature trees on site – ensure Guildford Borough Council’s arboriculturist is consulted.</b></li> <li><b>4. Bulky design.</b></li> <li><b>5. Cramped and overdeveloped.</b></li> <li><b>6. Within the SPA buffer zone.</b></li> <li><b>7. Dormer not subservient to main dwelling.</b></li> <li><b>8. Lack of amenity space.</b></li> </ol> |   |
| <p><b>22/P/01766</b></p> <p><b>21 Littlefield Close<br/>Ash<br/>GU12 6TH</b></p>  | <p><b>Erection of 2 storey side extension following removal of rear detached garage.</b></p>              |
| <p><b>Deferred – incorrect plans on website.</b></p>  |   |
| <p><b>22/P/01748</b></p> <p><b>28 Wentworth Crescent<br/>Ash Vale<br/>GU12 5LE</b></p>  | <p><b>Erection of a single storey rear extension including changes to existing roof.</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> </ol>  |   |
| <p><b>22/P/01749</b></p> <p><b>68 Longacre<br/>Ash<br/>GU12 6RW</b></p>   | <p><b>Erection of a front porch and rear extension following demolition of existing rear lean to.</b></p> |
| <p><b>No observations.</b></p>  |   |

| Number and Location   | Development Proposed   |
|---|--|
| <p><b>22/P/01795</b></p> <p><b>6 Farm Walk<br/>Ash<br/>GU12 6HX</b></p>   | <p><b>Proposed single storey side extension.</b></p>   |
| <p><b><i>Objections</i></b></p> <ol style="list-style-type: none"> <li><b><i>1. Too close to boundary.</i></b></li> <li><b><i>2. Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></b></li> <li><b><i>3. Poor design.</i></b></li> <li><b><i>4. Overdeveloped.</i></b></li> </ol> |  |
| <p><b>22/P/01799</b></p> <p><b>23 Carfax Avenue<br/>Tongham<br/>GU10 1BD</b></p>  | <p><b>Proposed single storey side and rear extension following demolition of existing rear conservatory and detached side double garage.</b></p> |
| <p><b><i>Objections</i></b></p> <ol style="list-style-type: none"> <li><b><i>1. Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.</i></b></li> <li><b><i>2. Poor design.</i></b></li> </ol>   |  |

| Number and Location  | Development Proposed  |
|--|---|
| <p><b>22/P/00367</b></p> <p><b>The Firs</b><br/> <b>Ash Green Road</b><br/> <b>Ash</b><br/> <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.</b></p> |
| <p><b>Objections</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. Design not in keeping with street scene.</b></li> <li><b>4. Overdevelopment of plot.</b></li> <li><b>5. Proximity to railway line, posing environmental issues.</b></li> <li><b>6. 2 storey extension is not subservient to existing dwelling.</b></li> <li><b>7. Limited access to rear of development for refuse collection and emergency services.</b></li> <li><b>8. Concern that new houses too close to existing stream.</b></li> <li><b>9. Concern over potential flooding of site and impact on surrounding area.</b></li> <li><b>10. Lack of public footpaths.</b></li> <li><b>11. Lack of easy access to public transport.</b></li> <li><b>12. Within buffer zone of the Thames Basin Heath Special Protection Area.</b></li> <li><b>13. Close proximity too close to ancient woodland.</b></li> <li><b>14. Insufficient parking.</b></li> <li><b>15. Concern over effect on local amenities.</b></li> <li><b>16. Concern over cumulative effect on traffic.</b></li> <li><b>17. Concern over effect on local wildlife.</b></li> </ol> |   |
| <p><b>22/P/01820</b></p> <p><b>Juniper Cottage</b><br/> <b>Ash Green Road</b><br/> <b>Ash</b><br/> <b>GU12 6JH</b></p>   | <p><b>Proposed motorcycle garage/store.</b></p>   |
| <p><b>Objections</b></p> <ol style="list-style-type: none"> <li><b>1. Garage/store in front of existing building line.</b></li> <li><b>2. Condition that garage/store is not used for habitable accommodation.</b></li> </ol>  |   |

| Number and Location   | Development Proposed  |
|---|---|
| <p><b>22/P/00235</b></p> <p><b>273 Vale Road</b><br/> <b>Ash Vale</b><br/> <b>GU12 5LA</b></p>                | <p><b>Proposed single storey side extension and enlargement to first floor side dormer following demolition of garage and car port.</b></p> |
| <p><b>Application on appeal – No action necessary as APC had no observations on original application.</b></p> |   |



**APPENDIX B**

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

| <b>Number and Location</b>  | <b>Development Proposed</b>  |
|---|--|
| <p><b>22/T/00231</b></p> <p><b>Drays</b><br/> <b>Horseshoe Lane</b><br/> <b>Ash Vale</b><br/> <b>GU12 5LJ</b></p> | <p><b>T1 (Oak) – Remove dead limbs to pruning collar on main stem on highway aspect of tree. Reduce remaining crown to previous points of pollarding to compensate wight balance of remaining tree. The finished height will be 18m approx. and the remaining spread will be 5m to the southeast. TPO P1/201/10.</b></p> |
| <p><i><b>Application approved by Guildford Borough Council.</b></i></p>   |  |
| <p><b>22/T/00238</b></p> <p><b>2 Robins Close</b><br/> <b>Ash Vale</b><br/> <b>GU12 5JS</b></p>                   | <p><b>Removal of Silver Birch TPO 3 1970.</b></p>  |
| <p><i><b>Application approved by Guildford Borough Council.</b></i></p>   |  |
| <p><b>22/T/00273</b></p> <p><b>17 Wanborough Way</b><br/> <b>Ash Green</b><br/> <b>GU12 6GW</b></p>               | <p><b>Crown lift overhanging low branches of a Sycamore tree (1) by 1.8m and 2.5m and an Oak tree (2) by 2.3m (TPO 10 of 2013).</b></p>  |
| <p><i><b>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</b></i></p>        |  |