

**ASH PARISH COUNCIL**

**Minutes of the virtual meeting of the Planning Committee  
Monday 27 February 2023 which commenced at 6:30pm**

Chairman	Cllr Marsha Moseley	✓
Vice Chairman	Cllr Jo Randall	✓
	Cllr Nigel Kears	A
	Cllr Bill Cole	A
	Cllr John Tonks	✓
	Cllr Nigel Manning	✓
Also Present	Cllr Tony Gorham	
Substitutes	All Councillors not Committee members.	
✓ Present	x Not Present	A Apology for Absence

**Part 1 – Public Session**

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

Apologies for absence were received from Cllr Bill Cole and Cllr Nigel Kears.

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

There were no declarations of interest.

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

The minutes of the previous meeting held on Monday 23 January 2023, 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.

**166. 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\\_YmM3NDgwNzAtNDRjMy00N2E4LWEyMTQtZDUwZjE0ODA0ZTlm%40thread.v2/0?context=%7b%22Tid%22%3a%2265dc6d2-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_YmM3NDgwNzAtNDRjMy00N2E4LWEyMTQtZDUwZjE0ODA0ZTlm%40thread.v2/0?context=%7b%22Tid%22%3a%2265dc6d2-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 two members of the public present, but they did not ask any questions.

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

**Ref : 22/P/00562**

**Location :** The Ridings, Cuthbert Road, Ash Vale GU12 5ES

**Proposal :** 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.

An appeal has been made to the Secretary of State against the Council's decision for the proposed development described above.

This appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

We will forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request in writing directly to the Planning Inspectorate within 4 weeks of the appeal's starting date.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website. All information provided in your representation, including your name and address, will be published. If you object to publication in this way, please contact the Planning Inspectorate directly.

**Agreed that this item be noted and that APC's previous objections to the proposal be sent to the Planning Inspector.**

**168. 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.***

**169. 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.***

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

There was no correspondence.

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

The next meeting is due to be held **Monday 27 March 2023** commencing at 6:30pm.

*The meeting concluded at 18:59pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**APPENDIX A**

**ASH PARISH COUNCIL**  
**Applications for Planning Consent**  
**27 February 2023**

Number and Location	Development Proposed
<p><b>22/P/01895</b></p> <p><b>Kingsmead Shawfield Road Ash GU12 5DL</b></p>	<p><b>Erection of an extension over existing garage, front single storey garage &amp; porch extension, and rear single storey extension.</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Adjacent to Basingstoke Canal Protection Area.</b></li> <li><b>2. First floor extension not subservient to the main building.</b></li> <li><b>3. Overlooking neighbouring property – request that a condition be imposed that the side window on the first floor be obscured glazed in perpetuity.</b></li> <li><b>4. Concern over the plan for the four parking spaces as the layout appears to be tight.</b></li> </ol>	
<p><b>22/P/02091</b></p> <p><b>7 Rosemary Avenue Ash Vale GU12 5PB</b></p>	<p><b>Conversion of garage to habitable accommodation and changes to fenestration.</b></p>
<p><b>No observations.</b></p>	
<p><b>22/P/01827</b></p> <p><b>3 The Old Rectory Church Lane Ash GU12 6EY</b></p>	<p><b>Listed Building Consent for the replacement of the timber windows at ground floor and the replacement of PVC windows at first floor with timber effect PVC windows.</b></p>
<p><b>No observations subject to the recommendations of Guildford Borough Council's (GBC) Conservation Officer.</b></p>	

Number and Location	Development Proposed
<p><b>22/P/02096</b></p> <p><b>Garage Block to the rear of 54-60, Oxenden Road Tongham GU10 1AR</b></p>	<p><b>Certificate of lawfulness for existing development to establish whether the repair/rebuild of 4 garages on existing and original plot of land containing garages is lawful.</b></p>
<p><b><i>No observations.</i></b></p>	
<p><b>22/P/02026</b></p> <p><b>Oakwood House Ash Green Lane West Ash Green GU12 6HL</b></p>	<p><b>Erection of two, two storey 5 bedroom detached dwellings.</b></p>
<p><b><i>Object</i></b></p> <ol style="list-style-type: none"> <li><b><i>1. Concerns about access to development for refuse collections, emergency vehicles etc.</i></b></li> <li><b><i>2. Close proximity to BOAT – possible detrimental effect on its use.</i></b></li> <li><b><i>3. Development at the end of narrow rural road.</i></b></li> <li><b><i>4. Concern about trees on site – GBC’s arboriculturist report required.</i></b></li> <li><b><i>5. Close proximity to SANG - request Land Trust and Blackwater Valley Countryside Partnership are consulted as to any possible effects on green area.</i></b></li> <li><b><i>6. Detrimental effect on wildlife.</i></b></li> <li><b><i>7. Out of character with street scene.</i></b></li> <li><b><i>8. Blocky design for dwelling property 2.</i></b></li> <li><b><i>9. Concern about sight lines on access from site onto road.</i></b></li> <li><b><i>10. Flat roof not in accordance with Guildford Borough Council’s Design Guide for Residential Extensions.</i></b></li> </ol>	
<p><b>22/P/02113</b></p> <p><b>9 Orchard Close Ash Vale GU12 5HU</b></p>	<p><b>Proposed single and two storey rear extension.</b></p>
<p><b><i>Object</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. Two storey extension not subservient to the main building.</i></b></li> </ol>	

Number and Location	Development Proposed
<p><b>22/P/02175</b></p> <p><b>1 Ash Lodge Close</b> <b>Ash</b> <b>GU12 6JU</b></p>	<p>Variation of condition 3 (materials) of planning permission 21/P/00544, approved on 12/07/2021 to allow a change to the external finishes applied to the property (render).</p>
<p><b>No observations.</b></p>	
<p><b>22/P/00977</b></p> <p><b>Streamside</b> <b>Harpers Road</b> <b>Ash</b> <b>GU12 6DB</b></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><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Out of character with the area.</b></li> <li><b>2. Not in keeping with the immediate street scene.</b></li> <li><b>3. Concern over loss of trees and the maintenance of those that are left.</b></li> <li><b>4. Overdevelopment.</b></li> <li><b>5. Concern over the affect on wildlife, especially endangered species.</b></li> <li><b>6. Concern over access road being too narrow and without sufficient drainage.</b></li> <li><b>7. Concern over effect on local amenities – schools, medical facilities.</b></li> <li><b>8. Within the SPA buffer zone.</b></li> <li><b>9. Risk of flooding – concern about possible effectiveness of proposed SUDS scheme.</b></li> <li><b>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.</b></li> <li><b>11. Possible overlooking of Oakside Cottage – loss of privacy.</b></li> <li><b>12. Concern for the impact of construction vehicles on Harpers Road.</b></li> <li><b>13. Concern for the impact of additional traffic entering/exiting Harpers Road at junction with Guildford Road.</b></li> </ol>	
<p><b>22/P/01682</b></p> <p><b>59 Shawfield Road</b> <b>Ash</b> <b>GU12 6QX</b></p>	<p>Conversion of 2 existing and dilapidated bungalows into a single family, 4 bed, wheelchair accessible property.</p>
<p><b>No observations.</b></p>	

Number and Location	Development Proposed
<p><b>22/P/02126</b></p> <p>Caprice Fox Hills Lane Ash GU12 6AF</p>	<p>Proposed single storey front extension, first floor side/rear extension including extension to the existing dormer on the east elevation, single storey rear extension.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. First storey extension not subservient to the main building.</b></li> <li><b>2. Bulk and massing of proposed extension.</b></li> <li><b>3. Overbearing.</b></li> <li><b>4. First single storey extension in front of the building line.</b></li> </ol>	
<p><b>22/P/02121</b></p> <p>Orchard Farm Harpers Road Ash GU12 6DE</p>	<p>Erection of 51 dwellings with associated open space, landscaping and parking.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Grave concern that only vehicular access onto site will be from Harpers Road.</b></li> <li><b>2. Concern that Harpers Road has no footpaths.</b></li> <li><b>3. Concern that Harpers Road is unlit.</b></li> <li><b>4. Shared space - not safe for pedestrian users.</b></li> <li><b>5. Concern about effect of the proposed vehicular link on the two existing properties, Harpers House and Oakside Cottage.</b></li> <li><b>6. Proximity of access point to narrow bridge over railway line.</b></li> <li><b>7. Concern about effect of heavy construction and vehicular traffic using Harpers Road.</b></li> <li><b>8. Flooding risk.</b></li> <li><b>9. Concern about safety issues for younger children in respect of proposed provision of natural play area in vicinity of a pond.</b></li> <li><b>10. Possible detrimental effect on wildlife.</b></li> <li><b>11. Concern over effect on local amenities – schools, medical facilities.</b></li> <li><b>12. No easy access to public transport.</b></li> <li><b>13. Potential noise source from railway line.</b></li> <li><b>14. Proximity to TBHSPA.</b></li> <li><b>15. PROW 356 may be used to access Guildford Road but PROW narrow, unlit, unmade up and in ownership of SCC. May be regarded as unsafe method of access particularly in winter months.</b></li> </ol>	

Number and Location	Development Proposed
<p><b>23/P/00067</b></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><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Overlooking neighbouring Juniper and May cottages – green buffer required between development site and these cottages.</i></li> <li>2. <i>Flooding risk.</i></li> <li>3. <i>Concern over affordable housing mix. Too many one bed apartments.</i></li> <li>4. <i>Garages/Parking located to rear of properties. possible source of anti-social behaviour.</i></li> <li>5. <i>Concern about the lack of sufficient parking on local adjoining roads for any potential overflow parking from development.</i></li> <li>6. <i>Two permanent entrances required for development of this size but only certain one included in plans is from Ash Green Road. Intended use of this is indicated to be reduced in time. However, no certainty about access onto future development at NW corner of site and Southern access through another future development may not materialize. Until more certainty on these 2 accesses is established the road layout should not be approved.</i></li> </ol>	
<p><b>23/P/00164</b></p> <p>61 Longfield Road Ash GU12 6NB</p>	<p>Erection of two storey side extension with changes to fenestration.</p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li>1. <i>Overly large. Bulk and massing.</i></li> <li>2. <i>Out of scale and character with street scene.</i></li> </ol>	
<p><b>23/P/00171</b></p> <p>2 Hayes Villas Frimley Road Ash Vale GU12 5NS</p>	<p>Erection of a part single-storey and part two-storey side extension with hipped roofs and roof lights.</p>
<p><b>No observations.</b></p>	

**APPENDIX B**

**ASH PARISH COUNCIL**  
**Applications for Tree Surgery**  
**27 February 2023**

Number and Location	Development Proposed
<p><b>23/T/00014</b></p> <p><b>7 Robin Close</b>  <b>Ash Vale</b>  <b>GU12 5JS</b></p>	<p><b>T1 Oak - reduce canopy on southern aspect by up to 3metres, to suitable lateral growth points. Lift to give up to 8metres ground clearance and remove major dead wood &gt;25mm. T2 Oak, remove lower extended branches on southern aspect by up to 2metres, to suitable lateral growth points and leave canopy spread of up to 3 metres. TPO 1970 no 3.</b></p>
<p><b><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></b></p>	
<p><b>23/T/00017</b></p> <p><b>15 The Croft</b>  <b>Ash</b>  <b>GU12 6FA</b></p>	<p><b>T2/T3: Common Oaks; Crown lift to height of 7m from ground, remove dead wood, and crown thin by 10-15%. T4/T5: Common Oaks; Crown lift to height of 6m from ground, remove dead wood, and crown thin by 10-15%.</b></p>
<p><b><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></b></p>	