

ASH PARISH COUNCIL

**Minutes of the virtual meeting of the Planning Committee
Monday 22 April 2024 which commenced at 18:30**

Chairman	Cllr Carl Cookson	✓
Vice Chairman	Cllr Paul Golding	✓
	Cllr Carla Morson	✓
	Cllr Richard Lucas	✓
	Cllr Mohammad Faisal	✓
	Cllr Michael Moriarty	A

Also present Cllr Fiona White

Substitutes

✓ Present x Not Present A Apology for Absence

Part 1 – Public Session

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

Apologies for absence were received from Cllr Michael Moriarty.

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

There were no declarations of interest.

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

The minutes of the previous meetings held on Monday 25 March 2024, copies of which had been circulated, were confirmed as a true record and will be signed by the Chairman of the Committee, Councillor Carl Cookson.

277. 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_OTq2ZDA5MzctOWYyMy00ZjljLTgwNTItOGlwZTJkNmY3ZDFk%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/>

One member of the public was present at the meeting and wanted it noted that they had objections to the item 24/P/00339 Land South of Ash Lodge Drive as follows :

Firstly, the Ash Lodge Drive (ALD) development, has been a major issue since 2013, when in the face of strong local resistance, including a petition by 1.500 residents, 650

letters of representation, residents associations and local councillors, a development for 400 homes was unusually brought before the full Guildford Borough Council for determination in September 2013 (13/P/01973).

Subsequently, the same developer submitted an amendment to replace the extant approval, this time for 482 homes under application 17/P/02592. This is the object of this amendment.

The 17/P/02592 s106 legal agreement states...

"The parties consider that certain planning obligations should be entered into at the date of this Deed so as to create planning obligations in favour of the Borough Council and Surrey County Council pursuant to Section 106 of the 1990 Act and the parties agree to be bound by and observe and perform the covenants herein contained. The parties agree that the planning obligations meet the requirements of Regulation 122 of the Community Infrastructure Regulations 2010 as being necessary to make the Development acceptable in planning terms. directly related to the Development and fairly and reasonably related in scale and kind to the Development "

and among a long list of obligations, the developer committed to provide...

ALLOTMENTS

Prior to Occupation of the 400t" Residential Unit the Owners covenant with the Borough Council to provide and layout the Allotments ready for use by the general public; and Prior to Completion of the Development to submit to the Borough Council for written approval a management plan for the future management and use of the Allotments and to thereafter implement the management plan in accordance with the approved details in perpetuity.

There is no evidence that Ash Parish has been consulted about this change of plan (nor even of the original s106 commitment), which is strange, given the evidence of a 'waiting list' for applicants wanting an allotment within the Parish.

The Parish website states this...

"COUNCIL ALLOTMENTS

Ash Parish Council are responsible for 2 Allotment sites, one in Harpers Road with 12 Plots and one in Shawfield Road with 98 plots.

There is currently a waiting list. If you would like to be placed on the waiting list, please contact the Parish Office with your full name and current address and contact details, either e-mail, mobile or telephone."

Secondly the proposed space for the re-sited play area in the 'allotment designated' area is no larger than it was in its former designated area. This appears to be a sleight of hand to airbrush the allotment from the original agreement.

Therefore, I strongly object to this application.

278. 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.

279. Applications for Tree Surgery. (agenda item 6)

Members considered the tree surgery applications received as detailed at Appendix B and it was:

Recommended upon consideration of the applications as at Appendix B to make observations as shown.

280. Correspondence. *(agenda item 7)*

There was no correspondence.

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

The next meeting is due to be held **Tuesday 28 May 2024** commencing at 18:30.

The meeting concluded at 19:09.

Chairman _____

Date _____

APPENDIX A

ASH PARISH COUNCIL
Applications for Planning Consent
22 April 2024

Number and Location	Development Proposed
<p>24/P/00368</p> <p>51 Wood Street Ash GU12 5JF</p>	<p>Variation of condition 2 of planning application 04/P/02058 approved 13/10/2004 for part single storey part two storey extensions. Three dormer windows to front elevation and three dormer windows to rear elevation. Erection of detached garage and car port. Amendments to allow for 2x bay windows to the front elevation, raised eaves and ridge to provide more useable space on first floor and reduction of dormers as a result. Alterations to fenestration and materials to improve the architectural style of the property.</p>
<p><i>No observations</i></p>	
<p>24/P/00373</p> <p>4 Beaumont Cottages Frimley Road Ash Vale GU12 5PE</p>	<p>Construction of a dropped kerb for vehicular access.</p>
<p><i>No observations</i></p>	

Number and Location	Development Proposed
<p>24/P/00339</p> <p>Land South of Ash Lodge Drive Ash GU12</p>	<p>Change of use of land from existing unused scrub/woodland to provide LEAP, new tree planting and footpath.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. <i>Ash Parish currently has a waiting list of 28, which equates to a 3-year wait. Of those, 23 are for any allotment space; our queue would significantly reduce if we had more space. This highlights a need for allotment spaces.</i> 2. <i>Allotment demand was obviously high in 2013 when the original application was made, or other uses of the land would have been sought. This has not altered.</i> 3. <i>LEAP and LAP are in abundance. The Ash Lodge Park estate should have 6 LAPs and 3 LEAPs, which would be plenty for the area.</i> 4. <i>The LEAP area in the original plan has only been shifted by the new plan, losing allotment space, without any additional benefit to the community.</i> 5. <i>As our parish grows, we should ensure the agreements made with developers are completed and not changed at the detriment of our community.</i> 6. <i>These allotments were meant to be available prior to occupation of the residential units. I would like confirmation that the developer is not in breach of this agreement.</i> 	
<p>24/P/00384</p> <p>136 Shawfield Road Ash GU12 6SG</p>	<p>Proposed single storey detached annex.</p>
<p>No observations</p> <p><i>Request that a condition, in perpetuity, is put in place to ensure that the detached annex is not sold as a separate dwelling.</i></p>	
<p>24/P/00412</p> <p>61 Prospect Road Ash Vale GU12 5EL</p>	<p>Proposed replacement front ground floor roof.</p>
<p>No observations</p>	

Number and Location	Development Proposed
<p>24/P/00054</p> <p>49 Ash Hill Road Ash GU12 6AA</p>	<p>Erection of rear boundary fencing (retrospective application).</p>
<p><i>No observations</i></p>	
<p>24/P/00398</p> <p>Fry's Acre 1,3 College Road Ash GU12 5HB</p>	<p>Single storey side extension and part conversion of garage to habitable accommodation with minor fenestration changes.</p>
<p><i>No observations</i></p>	
<p>24/P/00426</p> <p>Rowan Place Shawfield Road Ash GU12 6QZ</p>	<p>Erection of a detached two-storey dwelling.</p>
<p><i>No observations</i> <i>Subject to an Arboriculturist report.</i></p>	
<p>24/P/00422</p> <p>18 Derry Close Ash GU12 5SR</p>	<p>Erection of a single storey rear extension following removal of existing conservatory.</p>
<p><i>No observations</i></p>	
<p>24/P/00457</p> <p>3 Colne Way Ash GU12 6LZ</p>	<p>Conversion of garage into habitable accommodation including changes to fenestration.</p>
<p><i>No observations</i></p>	

Number and Location	Development Proposed
<p>24/P/00267</p> <p>311 Vale Road Ash GU12 5LN</p>	<p>Erection of a replacement house following demolition of existing house.</p>
<p><i>No observations</i></p>	
<p>24/P/00390</p> <p>61 Wentworth Crescent Ash GU12 5LF</p>	<p>Proposed replacement conservatory following demolition of existing Conservatory.</p>
<p><i>No observations</i></p>	
<p>24/P/00436</p> <p>56 Shawfield Road Ash GU12 6QX</p>	<p>Erection of a two storey side extension with pitched roof to the front and flat roof to the rear following demolition of existing lean-to and side porch. Single storey rear extension and changes to fenestration.</p>
<p><i>No observations</i></p>	
<p>24/P/00500</p> <p>2 Dorset Road Ash Vale GU12 5EW</p>	<p>Single storey rear extension with detached pergola.</p>
<p><i>No observations</i></p>	

Number and Location	Development Proposed
<p>24/P/00514</p> <p>2 Woodstock Villas Frimley Road Ash Vale GU12 5PP</p>	<p>Erection of a two storey attached dwelling to create a terrace of three following demolition of conservatory and garage.</p>
<p>24/P/00575</p> <p>2 Woodstock Villas Frimley Road Ash Vale GU12 5PP</p>	<p>Construction of a detached two storey dwelling with attached garage.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Overdevelopment of the plot. 2. Overlooking neighbouring properties. 3. Loss of amenity in respect of privacy and light to neighbouring properties. 4. Access onto highway. 5. Insufficient parking facilities. 	
<p>24/P/00509</p> <p>10 The Parade Wharf Road Ash Vale GU12 5EW</p>	<p>Advertisement consent for one internally illuminated fascia sign, one internally illuminated projecting sign and one internally located LED digital display screen.</p>
<p>No observations</p>	
<p>24/P/00518</p> <p>3 The Old Rectory Church Lane Ash GU12 6EY</p>	<p>Listed Building Consent to replace the existing first floor PVC double glazed windows (x8) with new timber double glazed windows, replace the existing ground floor timber single glazed windows (x4) with new timber double glazed windows.</p>
<p>Approve</p> <p>The replacement of the UPVC double glazed windows with traditional timber double glazed windows would be in keeping with the character of this listed building.</p>	

Number and Location	Development Proposed
<p>24/P/00542</p> <p>Land adjacent to Vale Croft, Lysons Avenue Ash Vale GU12 5QF</p>	<p>Extension of Buildings A and B including raising of roofs and associated works for retained use as mechanical workshop for vehicle services and repairs. Widening of dropped kerb. Erection of fencing and gates along Lysons Avenue, alterations to surface finishes, and retrospective consent for detached reception building for use as reception to facilitate sales & acquisition of motor vehicles (Building C) and metal posts along boundaries and associated works. Use Classes to be as existing consisting of two independent use classes sharing a main site access point.</p>
<p>Object</p> <ol style="list-style-type: none"> 1. Overdevelopment of the plot. 2. Overbearing. 3. Bulk and massing of proposed extension. 4. Proximity to boundary. 5. Access onto highway. 6. Insufficient parking facilities. 	

APPENDIX B

ASH PARISH COUNCIL
Applications for Tree Surgery
22 April 2024

Number and Location	Development Proposed
<p>24/T/00075</p> <p>Tanglewood 27 Hutton Road Ash GU12 5EY</p>	<p>(T1) Lime & (T2,T3,T4,T5,T6) Oak- Crown lift 5-6m above ground level by removing epicormic growth only. TPO-P1/201/229.</p>
<p><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></p>	