

ASH PARISH COUNCIL

**Minutes of the virtual meeting of the Planning Committee
Monday 23 September 2024 which commenced at 18:30**

Chairman	Cllr Carl Cookson	✓
Vice Chairman	Cllr Paul Golding	A
	Cllr Mohammad Faisal	✓
	Cllr Michael Moriarty	✓
	Cllr Carla Morson	✓
	Cllr Fiona White	A

Also Present Cllr John Tonks

✓ Present x Not Present A Apology for Absence

Part 1 – Public Session

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

Apologies for absence were received from Cllr Carl Cookson and Cllr Fiona White.

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

There were no declarations of interest.

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

The minutes of the previous meetings held on Monday 19 August 2024, copies of which had been circulated, were confirmed as a true record and will be signed by the Vice Chairman of the Committee, Councillor Paul Golding.

37. 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_ZmZjNTRmZjUtNzYyMC00MGE4LWE1OGQtNDIINTFmMzYwMThi%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/>

Resolved that the meeting be adjourned for a maximum period of ten minutes to enable a public question period to be held (as at Minute Appendix A).

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

Ref : 24/P/00206 Inspectorate's Ref : APP/Y3615/W/24/3348043

Location : 14 Pilgrims View, Ash GU12 6HU

Proposal : Erection of a 1 bedroom detached bungalow following demolition of existing detached double garage..

Case Officer: Hoda Sadri, Direct Line: 01483 444185,

Email: hoda.sadri@guildford.gov.uk

I refer to the above details. An appeal has been lodged against the Council's refusal of the above application. The Planning Inspectorate has accepted the appeal and it will be dealt with by way of written representations.

The appellant's grounds of appeal can be inspected at the Council Offices on Monday – Thursday between the hours of 8.30am and 5pm and on Fridays between 8.30am and 4.30pm.

If you wish to make comments on the appeal, please do so in writing (please supply 3 copies) quoting Inspectorate's Ref : APP/Y3615/W/24/3348043 to The Planning Inspectorate, 3/05 Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Email : enquiries@pins.gsi.gov.uk or Online at <https://www.gov.uk/appeal-planning-inspectorate>.

Agreed that this item be noted and previous observations be forwarded.

39. 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.

40. Correspondence. (agenda item 7)

There was no correspondence.

41. Next Meeting. (agenda item 8)

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

The meeting concluded at 19:03.

Chairman _____

Date _____

APPENDIX A

ASH PARISH COUNCIL
Applications for Planning Consent
23 September 2024

Number and Location	Development Proposed
<p>24/P/01199</p> <p>1 Ashurst Road Ash Vale GU12 5AF</p>	<p>Two-storey side extension.</p>
<p><i>No observations</i></p>	
<p>24/P/01208</p> <p>33 The Croft Ash GU12 6FA</p>	<p>Single storey rear extension.</p>
<p><i>No observations</i></p>	
<p>24/P/01210</p> <p>First Ash Vale Scouts Headquarters 6 Wood Street Ash Vale GU12 5JG</p>	<p>Erection of a scout hut following the demolition of the existing scout hut.</p>
<p><i>No observations</i></p>	
<p>24/P/01155</p> <p>31 Old Cross Tree Way Ash Green GU12 6HT</p>	<p>Single storey rear extension.</p>
<p><i>No observations</i></p>	

Number and Location	Development Proposed
<p>24/P/01225</p> <p>16 Longacre Ash GU12 6RN</p>	<p>Retrospective planning for retention of rear outbuilding for incidental use.</p>
<p>No observations</p>	
<p>24/P/01158</p> <p>Land at Ash Manor Ash Green Road Ash Green GU12 6HH</p>	<p>Erection of 54 dwellings with associated vehicular and pedestrian access from Ash Green Road, parking and secure cycle storage, on site open space, landscape and ecology management and servicing.</p>

Object

1. **Overdevelopment of plot.**
2. **Access and layout is not sympathetic to the area. Ash Manor in particular is a grade II listed building and per a submission by Historic England this designation is subject to a review to re-assess its historic and architectural significance which may result in a potential upgrade. The Planning Committee expects due regard is given to this particular situation.**
3. **Oast House and Stable, The Barn and Ashe Grange are also listed buildings. With the exception of Ashe Grange the proposal will have effect of totally surrounding these buildings detracting from historical integrity of the site.**
4. **No apparent archaeological survey has been undertaken The Planning Committee strongly advise a survey due to the potential presence of a Roman Road on the site.**
5. **Design issues. Proposed flatted part of the development is totally out of character with the rural nature of the area.**
6. **Proposed development with the NPPF which requires conservation and enhancement of natural and historic environment (particularly chapters 11 and 12) and saved policy HE4 of the Local Plan 2003.**
7. **Lack of infrastructure (schools, medical facilities).**
8. **Potential impact on local wildlife and loss of grazing. Expectation that the submitted comments and recommendations of Surrey Wildlife Trust are taken fully into account.**
9. **Proposed density of site is too high.**
10. **Further potential to provide near coalescence of Ash and Ash Green.**
11. **Un-neighbourly proximity to existing properties in particular the listed buildings - in conflict with saved policy G1 (3) Local Plan 2003.**
12. **Although desktop archaeological survey undertaken APC request that if the LPA is minded to approve the application that a full survey be undertaken before commencement of any development. Potential presence of Roman road on site.**

Continued.....

Concerns

1. **Possible flooding issues.**
2. **Cumulative effect of developments in area – both proposed and approved on all existing infrastructure including sewerage system.**
3. **The bus service is inadequate and not sustainable.**
4. **There is history of accidents on dangerous bend and unsighted corner.**
5. **Width of all adjacent roads inadequate for increase in vehicle movements.**
6. **Concerns about the effect that the increased vehicle movements will have in the 2 weak bridges in immediate area.**
7. **Concern about parking provision. Although within current standards APC consider the provision may prove inadequate for the development.**
8. **Concern that the proposed main access to the site may be inadequate for development of this size.**
9. **Long term effect on the development should the adjacent proposal for 100 houses off Ash Green Road be approved as possibility that access to this other site be achieved via the Ash Manor development. Potential safety issues both for residents of both developments and the access onto Foreman Road.**

24/P/01065

The Lodge
30 Alexandra Road
Ash
GU12 6PH

To extend the existing dropped kerb from 4m to 7.5m.

No observations

Subject to Surrey County Council Highways report on the loss of parking.

22/P/00477

Land at Foreman Road
Ash
GU12

Residential development of 82 dwellings, together with means of access, parking, public open space (including a children’s play area), landscaping, drainage, refuse storage and associated works.

Object

1. **Overdevelopment of plot.**
2. **Access and layout is not sympathetic to the area.**
3. **Design issues.**
4. **Proposed development with the NPPF which requires conservation and enhancement of natural and historic environment (particularly chapters 11 and 12) and saved policy HE4 of the Local Plan 2003.**
5. **Lack of infrastructure (schools, medical facilities).**
6. **Potential impact on local wildlife. Expectation that the submitted comments and recommendations of Surrey Wildlife Trust are taken fully into account.**
7. **Proposed density of site is too high.**
8. **Further potential to provide near coalescence of Ash and Ash Green.**

Continued.....

9. Un-neighbourly proximity to existing properties in particular the listed buildings - in conflict with saved policy G1 (3) Local Plan 2003.

Concerns

- 1. Possible flooding issues.**
- 2. Cumulative effect of developments in area – both proposed and approved on all existing infrastructure including sewerage system.**
- 3. The bus service is inadequate and not sustainable.**
- 4. There is history of accidents on dangerous bend and unsighted corner.**
- 5. Width of all adjacent roads inadequate for increase in vehicle movements.**
- 6. Concerns about the effect that the increased vehicle movements will have in the 2 weak bridges in immediate area.**
- 7. Concern about parking provision. Although within current standards APC consider the provision may prove inadequate for the development.**
- 8. Concern that the proposed main access to the site may be inadequate for development of this size.**
- 9. Long term effect on the development should the adjacent proposal for 100 houses off Ash Green Road be approved as possibility that access to this other site be achieved via the Ash Manor development. Potential safety issues both for residents of both developments and the access onto Foreman Road.**

MINUTE APPENDIX A

PUBLIC ADJOURNMENT.

Objections to 24/P/01158 Land at Ash Manor :

Overdevelopment of plot.

Access and layout is not sympathetic to the area. Ash Manor in particular is a grade II listed building and per a submission by Historic England this designation is subject to a review to re-assess its historic and architectural significance which may result in a potential upgrade. The Planning Committee expects due regard is given to this particular situation.

Oast House and Stable, The Barn and Ashe Grange are also listed buildings. With the exception of Ashe Grange the proposal will have effect of totally surrounding these buildings detracting from historical integrity of the site.

No apparent archaeological survey has been undertaken The Planning Committee strongly advise a survey due to the potential presence of a Roman Road on the site.

Design issues. Proposed flatted part of the development is totally out of character with the rural nature of the area.

Proposed development with the NPPF which requires conservation and enhancement of natural and historic environment (particularly chapters 11 and 12) and saved policy HE4 of the Local Plan 2003.

Lack of infrastructure (schools, medical facilities).

Potential impact on local wildlife and loss of grazing. Expectation that the submitted comments and recommendations of Surrey Wildlife Trust are taken fully into account.

Proposed density of site is too high.

Further potential to provide near coalescence of Ash and Ash Green.

Un-neighbourly proximity to existing properties in particular the listed buildings - in conflict with saved policy G1 (3) Local Plan 2003.

A full archaeological survey be undertaken undertaken before commencement of any development.

Potential presence of Roman road on site.

Possible flooding issues.

Cumulative effect of developments in area – both proposed and approved on all existing infrastructure including sewerage system.

The bus service is inadequate and not sustainable.

There is history of accidents on dangerous bend and unsighted corner.

Width of all adjacent roads inadequate for increase in vehicle movements.

The effect that the increased vehicle movements will have in the 2 weak bridges in immediate area.

Parking provision may prove inadequate for the development.

The proposed main access to the site may be inadequate for development of this size.

Long term effect on the development should the adjacent proposal for 100 houses off Ash Green Road be approved as possibility that access to this other site be achieved via the Ash Manor development.

Potential safety issues both for residents of both developments and the access onto Foreman Road.

Objections to 22/P/00477 Land at Foreman Road :

Overdevelopment of plot.

Access and layout is not sympathetic to the area.

Design issues.

Proposed development with the NPPF which requires conservation and enhancement of natural and historic environment (particularly chapters 11 and 12) and saved policy HE4 of the Local Plan 2003.

Lack of infrastructure (schools, medical facilities).

Continued.....

Potential impact on local wildlife. Expectation that the submitted comments and recommendations of Surrey Wildlife Trust are taken fully into account.

Proposed density of site is too high.

Further potential to provide near coalescence of Ash and Ash Green.

Un-neighbourly proximity to existing properties in particular the listed buildings - in conflict with saved policy G1 (3) Local Plan 2003.

Possible flooding issues.

Cumulative effect of developments in area – both proposed and approved on all existing infrastructure including sewerage system.

The bus service is inadequate and not sustainable.

There is history of accidents on dangerous bend and unsighted corner.

Width of all adjacent roads inadequate for increase in vehicle movements.

The effect that the increased vehicle movements will have in the 2 weak bridges in immediate area.

Parking provision may prove inadequate for the development.

Proposed main access to the site may be inadequate for development of this size.

Long term effect on the development should the adjacent proposal for 100 houses off Ash Green Road be approved as possibility that access to this other site be achieved via the Ash Manor development.

Potential safety issues both for residents of both developments and the access onto Foreman Road.