

Case Officer: Morgan Laird, Direct Line 01483 505050,
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I write to advise that 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.

The application, plans and documents can be viewed at Millmead House during normal office hours. If you wish to make any comments on the appeal, please do so in writing (please supply 3 copies) to **The Planning Inspectorate, 3/05 Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS16PN - quoting reference 6004289** - it should arrive at the Planning Inspectorate not later than 11/03/2026 (please note any letters received by The Planning Inspectorate after the deadline will not be seen by the Inspector and they will be returned to sender) or alternatively you can make comments online at <https://acp.planninginspectorate.gov.uk>.

Members agreed that this item be noted. All previous observations remain unchanged and to be submitted to the above address.

75. 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.

76. Correspondence. (agenda item 7)

There was no correspondence.

77. Next Meeting. (agenda item 8)

The next meeting is due to be held on **Monday 23 March 2026** commencing at 18:30.

The meeting concluded at 18:59.

Chairman _____

Date _____

APPENDIX A

ASH PARISH COUNCIL
Applications for Planning Consent
23 February 2026

| Number and Location | Development Proposed |
|---|---|
| <p>25/P/01725</p> <p>Land off, Glaziers Lane Normandy GU3</p> | <p>Outline Planning Application (all matters reserved except for principal access(es)) for the demolition of existing stables buildings and the phased, residential-led development, including up to 950 dwellings (including older persons accommodation) (Class C3); up to 2,500 sqm two form entry primary school (Class F1) and up to 5,000 sqm Special Educational Needs school (Class F1) and in addition associated playing fields; up to 2,500 sqm neighbourhood centre, comprising 1) community hub/facilities including café facilities (Class F2 / Class E(b)), 2) retail floorspace (Class E(a)), 3) medical facility (Class E(e)) and 4) nursery/early years provision (Class E (f)), associated Green and Blue Infrastructure including drainage, a Forest Building including café facilities (up to 250sqm) (Class F2 / Class E(b)); a bike and transport hub; and other associated infrastructure and earthworks of land at Normandy and Flexford.</p> |

Object

- 1. Environmental impact.**
- 2. Loss of natural habitat and wildlife.**
- 3. Loss of Green Belt land and conservation area.**
- 4. Concern over flooding of site and impact on surrounding area.**
- 5. Concern over capacity of the existing foul drainage system.**
- 6. Subject to consultation with a Environmental Health Officer regarding potential noise and effect on neighbouring properties.**
- 7. Increased traffic.**
- 8. Highway safety.**
- 9. Increased air pollution.**
- 10. Overdevelopment of plot.**
- 11. Overbearing.**
- 12. Bulk and massing.**
- 13. Out of scale and character.**
- 14. Any development building materials to be in keeping with street scene.**
- 15. Insufficient parking facilities.**
- 16. Access onto highway.**
- 17. Lack of additional infrastructure and increased pressure on existing services (schools, doctors etc).**
- 18. Coalescence with Ash Green and Wanborough.**

| Number and Location | Development Proposed |
|---|---|
| <p>25/P/01726</p> <p>Land off, Glaziers Lane Normandy Guildford</p> | <p>Change of use of farmland and woodland to facilitate Suitable Alternative Natural Greenspace (SANG), including establishment of pedestrian and cycle access points and a new vehicular access point off Guildford Road, natural play areas and car park of Land at Follyhatch Farm, Normandy.</p> |
| <p>Object</p> <ol style="list-style-type: none"> 1. Environmental impact. 2. Loss of natural habitat. 3. Increased traffic. 4. Air pollution. 5. Distance to SANG. | |
| <p>25/P/01722</p> <p>16 Murrell Road Ash GU12 6ST</p> | <p>Change 3 windows to double glazed windows (retrospective application).</p> |
| <p>No observations</p> | |
| <p>26/P/00090</p> <p>45 Foreman Park Ash GU12 6JN</p> | <p>Single storey rear extension, with addition of front porch and front driveway with drop kerb.</p> |
| <p>Object</p> <ol style="list-style-type: none"> 1. Access onto highway. | |

| Number and Location | Development Proposed |
|--|--|
| <p>25/P/01368</p> <p>Land at Hammersley Drive Ash GU12</p> | <p>Erection of a three storey building comprising a 70 bed care home (Class C2) and associated access, car and cycle parking and landscaping.</p> |
| <p>Object</p> <ol style="list-style-type: none"> 1. Insufficient parking facilities. 2. Concern over increased parking. 3. Access onto highway by HGV. 4. Concern over flooding of site and impact on surrounding area. 5. Enforce restricted delivery times – not permitted before 9am and not after 8pm. 6. Enforce F2 community use. | |
| <p>26/P/00100</p> <p>7 May Crescent Ash GU12 6PS</p> | <p>Proposed erection of a semi-detached dwelling with single storey front porch, single storey rear extension, attached garage and loft conversion with rear facing dormer window following demolition of existing fire damaged semi-detached dwelling.</p> |
| <p>No observations</p> | |
| <p>26/P/00134</p> <p>St Kilda Foxhurst Road Ash Vale GU12 5DY</p> | <p>Single storey side and rear extension with rooflights together with new raised garden decking and steps.</p> |
| <p>No observations</p> | |