

**ASH PARISH COUNCIL**

**Minutes of the virtual meeting of the Planning Committee  
Monday 27 April 2026 which commenced at 18:30**

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

Also Present Cllr John Tonks

✓ Present                      x Not Present                      A Apology for Absence

**Part 1 – Public Session**

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

There were no apologies for absence received.

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

There were no declarations of interest for this meeting.

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

The minutes of the previous meetings held on Monday 23 March 2026, copies of which had been circulated, were confirmed as a true record and will be signed by the Vice Chair of the Committee, Councillor Paul Golding.

**89. 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/meet/398707866813024?p=6ft1sTYj97th98pBTE>

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/>

There were no members of the public present.

**90. 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.***

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

There was no correspondence.

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

The next meeting is due to be held on **Tuesday 26 May 2026** commencing at 18:30.

*The meeting concluded at 18:42.*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

**APPENDIX A**

**ASH PARISH COUNCIL**  
**Applications for Planning Consent**  
**27 April 2026**

Number and Location	Development Proposed
<p><b>26/P/00308</b></p> <p><b>4 Kings Avenue</b>  <b>Tongham</b>  <b>GU10 1AU</b></p>	<p><b>Erection of a single storey rear extension with roof windows and changes to fenestration.</b></p>
<p><b>Object</b></p> <p><b>1. Flat roof not in accordance with Guildford Borough Council’s Design Guide for Residential Extensions.</b></p>	
<p><b>26/P/00376</b></p> <p><b>13 Leycroftes Road</b>  <b>Ash</b>  <b>GU12 6TT</b></p>	<p><b>Erection of a single storey rear extension with rooflights and extension of front entry to side.</b></p>
<p><b>No observations</b></p>	
<p><b>26/P/00324</b></p> <p><b>1 Glencoe Villas</b>  <b>Ash Green Road</b>  <b>Ash</b>  <b>GU12 6JG</b></p>	<p><b>Erection of a single storey rear and a part two storey extension.</b></p>
<p><b>No observations</b></p>	
<p><b>26/P/00340</b></p> <p><b>High Trees</b>  <b>Horseshoe Lane</b>  <b>Ash Vale</b>  <b>GU12 5LJ</b></p>	<p><b>Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Drawings) to show to correct log burner flue of planning permission Ref: 24/P/01849 for the 'Single storey rear extension and conversion of garage to habitable accommodation'.</b></p>
<p><b>No observations</b></p>	

Number and Location	Development Proposed
<p><b>26/P/00339</b></p> <p><b>25 Longfield Road Ash GU12 6NA</b></p>	<p><b>Proposed single-storey rear extensions.</b></p>
<p><b>No observations</b></p>	
<p><b>24/P/01158</b></p> <p><b>Land at Ash Manor Ash Green Road Ash GU12 6HH</b></p>	<p><b>Erection of 53 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 (amended plans received 09.09.25).</b></p>
<p><b>Object</b></p> <ol style="list-style-type: none"> <li><b>1. Overdevelopment of the plot.</b> <ol style="list-style-type: none"> <li>a) One less house on a smaller area deems this as more prudent.</li> <li>b) Proposed blocks of flats are out of keeping with the area.</li> </ol> </li> <li><b>2. Access and layout is not sympathetic to the area. Ash Manor/Old Manor Cottage is Grade II* listed, Ash Manor Oast/Oast House, the Oak Barn and Ashe Grange are also listed buildings, valued for their architectural heritage and rural setting. With exception of Ashe Grange the proposal would have effect of totally detracting from historical integrity of the site.</b></li> <li><b>3. Lack of infrastructure, including schools, transport and medical facilities.</b> <ol style="list-style-type: none"> <li>a) This has become more severe after the cumulative impact of other new developments in the area, including the Bloor Homes and Permisson sites.</li> </ol> </li> <li><b>4. Proposed junction will include traffic from this estate and the 90+ homes on the neighbouring Bloor homes estate. It exits close to a blind spot, near the junction of Ash Green Road/White Land/Foreman road, leading to unsafe.</b> <ol style="list-style-type: none"> <li>a) Bloor homes vehicles will use the exit close to Foreman Road, impacting a difficult junction.</li> <li>b) Fails some of the SCC requirements for traffic planning, including cycle paths.</li> </ol> </li> <li><b>5. Archaeological possibility. The report from the SCAU highlights a rich evidence of Roman activity, including possibility of London to Winchester Roman Road, Saxon and Medieval activity. It recommends archaeological survey, including trial trenches are completed.</b></li> </ol> <p style="text-align: right;"><b>Continued...</b></p>	

- 6. *Wildlife impacts. Appropriate consideration to the various species including bats, newts, badgers and various migratory bird species do not seem to be considered.***
- a) Redacted parts of the survey leads to no confidence in the reports.*
  - b) No mention of species on the conversation red list, including owls, adders, slow worms, toads and other species known to be on the site.*
- 7. *The proposal is contrary to the requirements of Policy A31 in that it fails to:***
- a) Protect the views from the Ash Manor access track.*
  - b) To prevent the coalescence of Ash with Ash Green.*
  - c) To protect the historic context of the area.*
  - d) To protect the character of the rural landscape.*
- 8. *The proposal fails to provide some of the GBC requirements outlined in the pre-application advice.***

<p><b>26/P/00435</b></p> <p><b>Bluebell Cottage</b>  <b>50 Ash Street</b>  <b>Ash</b>  <b>GU12 6LR</b></p>	<p><b>Erection of a single storey side extension and replacement of the flat roof to existing front porch with a pitched roof.</b></p>
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**Object**

**1. *Flat roof not in accordance with Guildford Borough Council’s Design Guide for Residential Extensions.***

<p><b>25/P/01521</b></p> <p><b>Shortlands Farm</b>  <b>Guildford Road</b>  <b>Ash</b>  <b>GU12 6DF</b></p>	<p><b>Outline planning application with all matters except for the accesses from Guildford Road and Wyke Lane reserved, for subsequent approval for the demolition of the existing buildings and hardstanding and the erection of up to 200 residential dwellings including affordable housing and plots of self-build plots (Class C3); green and blue infrastructure and associated service and utility structures.</b></p>
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**Object**

- 1. *Inappropriate development for green belt area***
- 2. *Removal of green belt barrier.***
- 3. *Coalition of Ash and Normandy.***
- 4. *Lack of infrastructure, including schools, transport and medical facilities.***
- 5. *No new amenities.***
- 6. *Concern over flooding of site and impact on surrounding area.***

**Continued...**

- 7. Soil contamination report is missing.**
- 8. Wildlife impacts. Appropriate consideration to the various species including, lizards and various migratory bird species do not seem to have been considered.**
- 9. Overdevelopment of plot.**
- 10. Out of scale and character.**
- 11. Access onto highway.**
- 12. Concern over water supply and sewage to development and effect it will have on properties in the area.**