

ASH PARISH COUNCIL

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16 June 2026

To: The Chair and Members of the Planning Committee

Chair: Cllr Sue Wyeth-Price
Vice Chair: Cllr Paul Golding
Cllr Mohammad Faisal
Cllr Michael Moriarty
Cllr John Tonks
Cllr Fiona White

Substitutes: All councillors not committee members

Councillors are hereby summoned, to a virtual meeting of the Planning Committee meeting to be held on **Monday 22 June 2026 commencing at 6:30pm.**

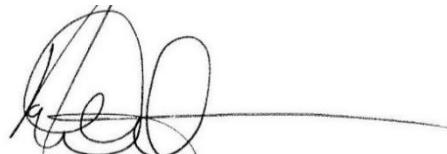
This meeting will **not** be held in public. Any members of the public wishing to access the meeting to make a comment or hear the proceedings should click the link below:

<https://teams.microsoft.com/meet/329700408392515?p=qNtwGXcvyOdBMMHaUv>

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/>

Plans are available on the Guildford Borough Council's website for previewing purposes.



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Photographing, recording and broadcasting or transmitting by social media of any kind, is allowed during the proceedings of the public session of the Council meeting or its Committee's meetings, providing there is no disruption to Council meeting procedures in relation to this initiative. Any recording must cease if the Council resolves to move into confidential session as per the Public Bodies (Admission to Meetings) Act 1960. Recording equipment may not be left in the meeting room where the confidential session is being held.

AGENDA

1. **To accept Apologies for Absence.**
2. **To receive Declarations of Interest.**
3. **Confirmation of the Minutes.**

To confirm the minutes of the previous Planning Meeting held on Tuesday 26 May 2026.

4. **To receive Residents Comments.**

To consider adjourning the meeting for a maximum period of ten minutes to enable members of the public to raise questions in respect of the business on the agenda (Standing Order 3e).

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

Ref : 25/P/01521 Inspectorate's Ref : 6008529

Location : Shortlands Farm, Guildford Road, Ash, Guildford, GU12 6DF

Proposal : 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.

Appellant: C/O Agent, Gleeson Land Ltd

Case Officer: Andrew Thompson, Direct Line 01483 505050,

Email: andrew.thompson@guildford.gov.uk

I write to advise that an appeal has been lodged against the non-determination of the above application.

The appeal will be determined on the basis of a Public Inquiry. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

For any group or organisation who wish to take an active part in the Public Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others.

You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

Arrangements for the Public Inquiry are currently being finalised by the Planning Inspectorate. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and administrative matters, including how the evidence will be heard. As a Rule 6 party, it is anticipated that you would also be a part of that process. If, having read the above guidance, you wish to apply for Rule 6 status and/or have any related questions, you should contact the Planning Inspectorate immediately. If you are interested but are unable to access the guidance electronically, again, you should contact the Planning Inspectorate who will try and assist.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

Apply for rule 6 status on a planning appeal or called-in application - GOV.UK

How interested parties with a substantive case can apply to the Secretary of State for Rule 6 status at a planning inquiry (appeal or called-in application).

The Planning Inspectorate has requested that the Council should give notice of the Public Inquiry to those owners and occupiers of properties in the vicinity of the Appeal Site, particularly those who wrote in at the application stage and to others considered by the Council to be affected by the proposed development. This is in order that they may attend the Public Inquiry if they wish and at the discretion of the Inspector make their views known.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at:

<https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>.

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate, c/o QUADIENT, 69 Buckingham Avenue, Slough, SL1 4PN

All representations must be received by 26/06/2026. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection and can be viewed online at

<https://publicaccess.guildford.gov.uk/online-applications>

or inspected at the Council Offices on Monday - Thursday between the hours of 8.30am and 5.00pm and on Fridays between 8.30am and 4.30pm.

6. Applications for Planning Consent.

To consider development applications and if deemed necessary, make representations on behalf of the Council subject to plans being received as detailed at Appendix A.

7. Applications for Tree Surgery.

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.

8. Correspondence.

9. Next Meeting.

The date of the next meeting is **Monday 27 July 2026 at 6.30pm.**

APPENDIX A

ASH PARISH COUNCIL
Applications for Planning Consent

22 June 2026

Number and Location	Development Proposed
<p>26/P/00632</p> <p>Hazeldene Hazel Road Ash GU12 6HR</p>	<p>Erection of a part hip to gable & rear dormer roof extensions including 3 rooflights.</p>
<p>26/P/00636</p> <p>14 The Garth Ash GU12 6QN</p>	<p>Single storey side/rear extensions together with conversion of garage to habitable accommodation with changes to fenestration following demolition of existing part side extension.</p>
<p>26/P/00574</p> <p>43 Foreman Park Ash GU12 6JN</p>	<p>Erection of conservatory following demolition of existing.</p>
<p>26/P/00650</p> <p>6 Stratford Road Ash Vale GU12 5PT</p>	<p>Single storey rear and side extension.</p>
<p>26/P/00692</p> <p>8 Gorselands Close Ash Vale GU12 5EF</p>	<p>Erection of part single and part two storey rear and side extensions following removal of existing conservatory.</p>

Number and Location	Development Proposed
<p>26/P/00618</p> <p>Unit 1, Nexus Park Lysons Avenue Ash Vale GU12 5QE</p>	<p>Erection of free standing tyre storage shed.</p>
<p>26/P/00713</p> <p>10 Orchard Close Ash Vale GU12 5HU</p>	<p>Erection of a front porch following demolition of existing porch.</p>
<p>25/P/01701</p> <p>2 Winchester Road Ash GU12 6SX</p>	<p>Single storey three bed dwelling to rear garden with side access drive and parking together with extended dropped kerbs for existing retained dwelling.</p>

APPENDIX B

ASH PARISH COUNCIL
Applications for Tree Surgery
22 June 2026

Number and Location	Development Proposed
<p>26/T/00131</p> <p>Ashbourne Court Residential Care Home Ashbourne Close Ash GU12 6AG</p>	<p>(T1) Oak- Fell to stem/ habitat pole (TPO-P1/201/132).</p>