

ASH PARISH COUNCIL

**Minutes of the virtual meeting of the Planning Committee
Monday 22 June 2026 which commenced at 18:30**

Chair	Cllr Sue Wyeth-Price	✓
Vice Chair	Cllr Paul Golding	✓
	Cllr Mohammad Faisal	x
	Cllr Michael Moriarty	✓
	Cllr John Tonks	✓
	Cllr Fiona White	✓
✓ Present	x Not Present	A Apology for Absence

Part 1 – Public Session

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

There were no apologies for absence received.

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

25/P/01521 Cllr Paul Golding declared a non-pecuniary declaration of interest as it is next to the field he keeps his horses in.

25/P/01521 Cllr Sue Wyeth-Price declared a non-pecuniary declaration of interest as she has been talking to Normandy Parish Council regarding Rule 6 and they have asked her to attend one of their planning meetings.

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

Members agreed the minutes of the Planning Committee meeting held on Monday 27 April 2026. The minutes have been before the full Council at which they were duly considered, approved, and adopted, and will be signed by the Chair of the Committee for that meeting, Cllr Carl Cookson.

11. 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/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/>

There were two members of the public present, but they did not raise any questions.

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

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 an 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.

Members agreed that this item be noted. All previous observations remain unchanged and an addition objection about hedges will be included. The Chair will draft the additional objection, email it to all members of the committee and then the Clerk will forward it to the Planning Inspectorate.

13. 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.

14. Applications for Tree Surgery. (agenda item 7)

Members considered the tree surgery applications and if deemed necessary, make representation on behalf of the Council subject to plans being received as detailed at Appendix B.

15. Correspondence. (agenda item 8)

There was no correspondence.

16. Next Meeting. (agenda item 9)

The next meeting is due to be held on **Monday 27 July 2026** commencing at 18:30.

The meeting concluded at 19:04.

Chairman _____

Date _____

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><i>No observations</i></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><i>Object</i></p> <p><i>1. Flat roof not in accordance with Guildford Borough Council’s Design Guide for Residential Extensions.</i></p>	
<p>26/P/00574</p> <p>43 Foreman Park Ash GU12 6JN</p>	<p>Erection of conservatory following demolition of existing.</p>
<p><i>Object</i></p> <p><i>1. Flat roof not in accordance with Guildford Borough Council’s Design Guide for Residential Extensions.</i></p>	

Number and Location	Development Proposed
<p>26/P/00650</p> <p>6 Stratford Road Ash Vale GU12 5PT</p>	<p>Single storey rear and side extension.</p>
<p>Object</p> <p>1. Flat roof not in accordance with Guildford Borough Council’s Design Guide for Residential Extensions.</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>
<p>No observations</p>	
<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>No observations</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>No observations</p>	

Number and Location	Development Proposed
<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>
<p>Object</p> <ol style="list-style-type: none"> 1. Overdevelopment of plot. 2. This application goes against policy D8 – residential infill. 	

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>
<p><i>No objections subject to the approval of Guildford Borough Council’s arboriculturist.</i></p>	