

ASH PARISH COUNCIL**Minutes of the virtual meeting of the Planning Committee
Monday 28 September 2026 which commenced at 18:30**

Chair	Cllr Sue Wyeth-Price	✓
Vice Chair	Cllr Paul Golding	A
	Cllr Mohammad Faisal	✓
	Cllr Michael Moriarty	✓
	Cllr John Tonks	A – did manage to join the meeting late
	Cllr Fiona White	A

Also Present Cllr Phil Bellamy

✓ 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 Paul Golding, Cllr John Tonks and Cllr Fiona White.

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

There were no declarations of interest for this meeting.

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

Members agreed the minutes of the Planning Committee meeting held on Monday 10 August 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 Sue Wyeth-Price.

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/meet/39764641171083?p=tW0rlfPYxk4yZYhjfv>

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.

38. Guildford Borough Council Green Belt Assessment. (agenda item 5)

Members to note the correspondence and decide how they want to proceed.

Members agreed that this item be noted. The Chair will draft the objection, email it to all members of the committee and then the Clerk will forward it to the Planning Policy.

39. Guildford Borough Council Local Plan Scoping Consultation. (agenda item 6)

Members to consider the correspondence and decide how they want to proceed.

Members agreed that this item be noted. The Chair of the Council, Cllr Michael Moriarty will draft the response, email it to all members of the committee and then the Clerk will forward it to Guildford Borough Council.

40. Rural Roar Campaign - Reform of Greybelt Policy. (agenda item 7)

Members to consider the correspondence and decide how they want to proceed.

Members agreed that they support this campaign, and that it needs to be put as an agenda item for the next Full Council meeting.

41. Applications for Planning Consent. (agenda item 8)

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.

42. Correspondence. (agenda item 9)

Members noted that correspondence had been received from Guildford Borough Council's (GBC) Planning Department.

26/P/01092 - 36A South Lane, Ash

It was agreed that Ash Parish Council submit the following :

GBC should not remove condition 12 for glazing to be obscure and fixed shut.

26/T/00256 – 4 The Coppins, Ash

It was agreed that Ash Parish Council submit the following :

No objections subject to the approval of Guildford Borough Council's arboriculturist.

Members noted that correspondence had been received from a resident.

17/P/02592 – Land South of Ash Lodge Drive, Ash

It was agreed that Ash Parish Council would resubmit the enforcement letter to GBC.

43. Next Meeting. (agenda item 10)

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

The meeting concluded at 19:05.

Chairman _____

Date _____

APPENDIX A

ASH PARISH COUNCIL
Applications for Planning Consent
28 September 2026

Number and Location	Development Proposed
SCCRef-2026-0137/GU Land at Ash Grange Nursery and Primary School Ash GU12 6LX	Erection of extensions to existing school building, associated development and temporary vehicular access.
Concerns 1. Insufficient parking facilities. 2. Increased traffic. 3. No alternative for how children can travel to school. 4. No alternative route to school.	
26/P/00771 11 Wanborough Way Ash Green GU12 6GW	Flat roof car port and replacement porch.
Object 1. Flat roof not in accordance with Guildford Borough Council's Design Guide for Residential Extensions.	

Number and Location	Development Proposed
26/P/00208 Whitegate Copse Lying to the north of Ash Green Lane East Ash Green GU12 6JA	The change of use of land to a residential caravan site consisting of 4 pitches with two pitches each comprising 3 static caravans and 3 touring caravans and two pitches each comprising one static caravan and one touring caravan, and associated hardsurfacing and parking for occupation by Gypsy's and Travellers.

Object

- 1. The poor sustainability of this site as it is away from any public transport routes - occupiers would rely on car or van journeys to get to and from facilities such as schools, shops, GP surgeries and work.**
- 2. The law gives the legal definition for the size of a caravan as being No more than 20 metres long (excluding any drawbar), no more than 6.8 metres wide and no more than 3.05 metres high (measured internally).**
- 3. The site is within the greenbelt and immediately adjacent to the ancient woodland shown on the map below. It is not a "grey belt" area, especially as it is the final green area within the greenbelt at its western edge and serves all the purposes of the greenbelt as defined in the NPPF.**
- 4. Access to the site will be along Ash Green Lane (East) which is a narrow road at the west end (where the houses are) and narrows further to a simple track between the houses and the proposed site (see Google Streetview image below) which is unsuitable for caravans as it is much less than 6.8 meters wide. This is especially the case as it forms part of the Christmas Pie Cycle Route. In addition, refuse vehicles will have difficulty accessing the site and the application has not included any swept path analysis for these large vehicles which would have difficulty turning around at the site.**
- 5. There has already been some work carried out with the trees forming the ancient woodland surrounding the site. There are obvious impacts on the wildlife habitats and the local eco system and this would affect the rural character and landscape of both Ash Green and Normandy.**
- 6. Coalition of Ash and Normandy.**

