

ASH PARISH COUNCIL**Minutes of the Meeting of the Planning Committee
held in the Ash Centre, Ash Hill Road, Ash
on Monday 8 May 2017 at 6:30pm**

Chairman:	Cllr Mrs Marsha Moseley	✓
Vice Chairman	Cllr Mrs Jo Randall	✓
	Cllr Laurence Armes	✓
	Cllr Nigel Kearse	✓
	Cllr Nigel Manning	✓
	Cllr John Tonks	✓
Substitutes:	Cllr Mrs Pat Scott	x
	Cllr Andrew Gomm	x
✓ Present	x Not Present	A Apology for Absence

Part 1 – Public Session**189. To accept Apologies for Absence (agenda item 1)**

There were no apologies for absence

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

There were no Declarations of Interest to report

191. Confirmation of the Minutes (agenda item 3)

The minutes of the previous meeting held on Monday 24 April 2017 copies of which had been circulated, were confirmed as a true record and were signed by the Chairman of the Committee, Councillor Mrs Marsha Moseley

192. Adjournment (agenda item 4)

The Chairman moved and it was agreed to adjourn the meeting for a maximum period of 10 minutes to allow members of the public to raise questions.

There were no members of the public present at the meeting

193. Applications for Planning Consent (agenda item 5)

Applications for planning permission to be considered by the Planning Committee at Guildford Borough Council were submitted for consideration and it was:

Recommended upon consideration of the applications as at Appendix A to make observations as shown.

194 Applications for Tree Surgery (agenda item 6)

To consider applications for tree surgery and deemed necessary make representations on behalf of the Council subject to plans being received as detailed at Appendix B.

Recommended upon consideration of the applications as at Appendix B to make observations as shown.

195 Correspondence (agenda item 7)

Correspondence had been received from Rushmoor Borough Council with information on the endorsement of the Draft Submission Rushmoor Local Plan. The consultation will run from 9 June 2017 to 21 July 2017, inclusive. Further information on the Local Plan timetable is available on the Rushmoor Borough Council’s website.

Item noted

196. Date of next meeting (agenda item 8)

It was agreed that the date of the next meeting will be Monday 22 May 2017 commencing at 6:30 pm

The meeting concluded at 6:49 pm

Chairman _____

Date _____

Appendix A

ASH PARISH COUNCIL

Applications for Planning Consent

Monday 8 May 2017

Number and Location	Proposed Development
<p>17/P/00318</p> <p>24 Prospect Road Ash Vale GU12 5ED</p>	<p>Proposed single storey rear extension and loft conversion (resubmission of planning permission 14/P/01466 to allow for an increase in the height of single storey rear extension)</p>
<p><u>Object</u></p> <p><i>Objection 1. Flat roof in contravention of the Guildford Borough Council's Design Guide</i></p>	
<p>17/P/00720</p> <p>26 Parish Close Ash GU12 6NU</p>	<p>Two storey side extension</p>
<p><u>Object</u></p> <p><i>Objection 1. Roof line not subservient to main building</i> <i>Objection 2. Close proximity to boundary</i></p>	
<p>17/P/00779</p> <p>Land at Minley Nursery Spoil Lane Tongham GU10 1 BP</p>	<p>Variation of condition 2 of planning application 15/P/00293 approved 15/06/2016 on appeal to allow changes to the drawing numbers in order for site layout and a number of floor and elevation to plans to be amended. Garages to 42, 43, 44, 45, 47, and 55 are to be removed and replaced with driveway car parking and cycle sheds.</p>
<p><i>No observations but should approval be given the Planning Committee would like to see a condition to remove permitted development rights to ensure no building on parking spaces.</i></p>	

Number and Location	Development Proposed
<p>17/P/00819</p> <p>16 Kings Avenue Tongham GU10 1AU</p>	<p>Rear extension with rooms in loft space to front and side</p>
<p><i>No observations but should approval be given the Planning Committee would like to see a condition that obscure glass should be used in perpetuity for the space fenestration</i></p>	
<p>17/P/00794</p> <p>Stadium Works Oxenden Road Tongham</p>	<p>Erection of a two storey detached building comprising of four x two bedroom flats and two x one bedroom flats with associated parking and landscaping</p>
<p><u>Object</u></p> <p><i>Objection 1. Loss of commercial property</i> <i>Objection 2. Has the site been marketed as a commercial property for sale for a period of 12 months? Otherwise this may be in contravention of Local Plan Policy E3</i> <i>Objection 3. Insufficient parking</i> <i>Objection 4. Access on to a busy narrow road approaching a busy roundabout</i> <i>Objection 5. Overbearing to neighbouring properties</i> <i>Objection 6. Un-neighbourly development</i> <i>Objection 7. Over development of the plot</i> <i>Objection 8. Insufficient amenity space</i> <i>Objection 9. Poor design</i> <i>Objection 10. The proposed development would be within 5 kilometers of an SPA area</i></p> <p>Concerns:</p> <p><i>Concern 1. Concerns for the accumulative impact effect on infrastructure given the other proposed developments in the area.</i></p>	

Number and Location	Development Proposed
<p>17/P/00809</p> <p>89 Vale Road Ash Vale GU12 5HR</p>	<p>New vehicle cross-over</p>
<p>No objections subject to a Highways Report</p>	
<p>16/P/02004</p> <p>Courier House Aldershot Road Ash GU12 6PD</p>	<p>Demolition of existing office/distribution building and erection of 9 houses (7x3 bed and 2x4 bed), 5x2 bed flats and a religious meeting hall (D use). (Amended plans received 07/12/2016 & 25/04/2017).</p>
<p>Object :</p> <p>Objection 1 . Un – neighbourly development on a prominent corner Objection 2 . Development in conflict with Policy R11 of the Guildford Borough Council- Local Plan – The Blackwater Valley Strategic Open Gap Objection 3. Site not suitable for houses Objection 4. Insufficient parking Objection 5. Close proximity to A331 resulting in poor air quality</p> <p>Concerns :</p> <p>Concern 1. Concerns over the loss of recreation facilities in line with previous conditions Concern 2. Concerns for access onto a busy A road near an even busier roundabout. Concern 3. Should approval be given the Committee would like to see exiting the site to be restricted to a left hand turn only Concern 4. Concerns for the operational conditions of the meeting hall. This should be restricted to singing only and not include any PA systems or musical instruments</p>	
<p>17/00874</p> <p>145 Carfax Avenue Tongham GU10 1BH</p>	<p>Proposed single storey extension, following demolition of existing conservatory</p>
<p>No observations</p>	

Number and Location	Development Proposed
17/P/00885 Springhaven Grange Road Ash GU12 6EU	Proposed single storey front infill
<i>No observations</i>	
17/P/00888 18 Britten Close Ash GU12 6LS	Single storey side extension
<i>No observations</i>	
17/P/00933 39 Ash Close Ash GU12 6AR	Proposed attached studio
<p><i>Object:</i></p> <p><i>Objection 1. The property already has a Planning Enforcement Order for using a residential dwelling for business. If approval is given the Planning Committee would like to see a condition that the proposed studio is for personal use only and not used for business</i></p> <p><i>Objection 2. Un neighbourly development</i></p> <p><i>Objection 3. Insufficient parking</i></p>	

Appendix B

**ASH PARISH COUNCIL
Applications for Tree Surgery
Monday 8 May 2017**

Number and Location	Development Proposed
<p>17/T/00103 82 Scotland Farm Road Ash Vale GU12 5JB</p>	<p>Application to crown lift T8 Oak Tree in rear garden by 5m, and thin by 30% (Tree Preservation Order P1/201/174)</p>
<p><i>No observations subject to the report of an arboriculturist</i></p>	
<p>17/T/00112 1 Wentworth Close Ash Vale GU12 5NB</p>	<p>G3-3 x Alders – Reduce crown by approximately 3/4m (TPO P1/201/127)</p>
<p><i>No observations subject to the report of an arboriculturist</i></p>	