

**ASH PARISH COUNCIL****Minutes of the Meeting of the Planning Committee  
held in the Ash Centre, Ash Hill Road, Ash  
on Monday 14 August 2017 at 6:30pm**

Chairman:	Cllr Mrs Marsha Moseley	A
Vice Chairman	Cllr Mrs Jo Randall	✓
	Cllr Laurence Armes	✓
	Cllr Nigel Kears	✓
	Cllr Nigel Manning	A
	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****50. To accept Apologies for Absence (agenda item 1)**

Apologies for absence were received from Cllr Mrs Marsha Moseley and Cllr Nigel Manning.

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

There were no Declarations of Interest to report

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

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

**53. 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 public present at the meeting

**54. 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.***

**55. Applications for Tree Surgery (agenda item 6)**

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

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

**56. Correspondence (agenda item 7)**

There was no correspondence to report.

**57. Date of next meeting (agenda item 8)**

It was agreed that the date of the next meeting will be **Tuesday** 29 August 2017 commencing at 6:30 pm

*The meeting concluded at 7:20pm*

Chairman \_\_\_\_\_

Date \_\_\_\_\_

## Appendix A

**ASH PARISH COUNCIL**  
**Applications for Planning Consent**  
**Monday 14 August 2017**

Number and Location	Proposed Development
<p>17/P/01434</p> <p>65 Ash Church Road Ash GU12 6LU</p>	<p>Erection of a single storey side extension</p>
<p><b>Object.</b></p> <p><b>Objection 1. The proposal includes the extension of a flat roof which is in contravention of Guildford Borough Council's Design Guide. The Committee would prefer to see a hipped roof</b></p> <p><b>Objection 2. The proposal is of poor design</b></p>	
<p>17/P/01484</p> <p>104 Ash Street Ash GU12 6LW</p>	<p>Erection of a single storey rear conservatory</p>
<p><b>No observations</b></p>	
<p>17/P/01486</p> <p>16 St. Marys Road Ash Vale GU12 5JD</p>	<p>Erection of a single storey rear extension</p>
<p><b>No observations</b></p>	
<p>17/P/01290</p> <p>36 Vickers Road Ash Vale GU12 5SE</p>	<p>Erection of a single storey rear extension following demolition of existing conservatory</p>
<p><b>No observations</b></p>	

Number and Location	Development Proposed
<p>17/P/01388</p> <p>4 Woodlands Park Manor Road Ash GU12 6QF</p>	<p>Erection of a single storey garage (retrospective)</p>
<p><b>Object</b></p> <p><i>Objection 1. Overbearing to neighbouring property resulting in loss of amenity/privacy</i>  <i>Objection 2. Un-neighbourly development</i>  <i>Objection 3. Window at rear of garage considerably larger than that indicated on the plans resulting in light pollution affecting neighbouring property</i>  <i>Objection 4. The Planning Committee would like to see the inclusion of obscure glazing in rear window in perpetuity</i></p> <p><b>Concerns</b></p> <p><i>Concern 1. Garage may be being used as a workshop. If Council minded to approve the application the Planning Committee would ask for a condition imposed that it is only used as a garage in perpetuity</i>  <i>Concern 2. Concerns about water surface drainage following removal of hedges etc prior to construction</i></p>	
<p>17/P/01457</p> <p>Toulouse Manor Road Tongham GU10 1BA</p>	<p>Erection of first floor side &amp; ground floor rear extension. Extend front porch</p>
<p><b>No observations on the proposed porch extension</b></p> <p><b>Objections in respect of the proposed first floor side and ground floor rear extension:</b></p> <p><i>Objection 1. Out of scale and character to existing property</i>  <i>Objection 2. The proposed first floor extension is not subservient to original dwelling</i>  <i>Objection 3. Bulk and massing</i>  <i>Objection 4. Overdevelopment of the plot</i>  <i>Objection 5. Large expanse of flat roof on ground floor extension contravenes Guildford Borough Council's design code</i></p>	

Number and Location	Development Proposed
<p>17/P/01547</p> <p>51 Carfax Avenue Tongham GU10 1BD</p>	<p>Part single and part two storey side and rear extensions including wider porch to front, loft extension and conversion with gable roof and wider dormer to rear</p>
<p><b>Object</b></p> <p><i>Objection 1. The proposal is of poor design</i></p> <p><i>Objection 2. The dormer does not appear to be subservient to roof line</i></p> <p><i>Objection 3. Flat roof to side extension contravenes Guildford Borough Council's design Code</i></p> <p><i>Objection 4. Bulk and massing</i></p> <p><i>Objection 5. Overlooking neighbouring property at rear of the garden</i></p> <p><i>Objection 6. Out of scale and character with the existing property</i></p>	
<p>17/P/00513</p> <p>Land at Ash Manor Ash Green Road Ash GU12 6 HH</p>	<p>Full detailed planning application for the erection of 95 dwellings with associated vehicular and pedestrian access from Ash Green Road, parking and secure cycle storage, onsite open space, landscape and ecology management and servicing.</p>
<p><b>Object</b></p> <p><i>Objection 1. Overdevelopment of the plot</i></p> <p><i>Objection 2. Access and layout is not sympathetic to the area. Ash Manor in particular is a grade II listed building and per a submission by Historic England this designation is subject to a review to re-assess its historic and architectural significance which may result in a potential upgrade. The Planning Committee expects due regard to be given to this particular situation</i></p> <p><i>Objection 3. Proposed development in conflict with the NPPF which requires conservation and enhancement of natural and historic environment (particularly chapters 11 and 12) and saved policy HE4 of The Local Plan 2003</i></p> <p><i>Objection 4. Design issues as flats are inappropriate to the area</i></p> <p><i>Objection 5. Lack of infrastructure</i></p> <p><i>Objection 6. Potential impact on local wildlife and loss of grazing field. Expectation that the submitted comments and recommendations of Surrey Wildlife Trust are taken fully into account.</i></p> <p><i>Objection 7. Proposed density of site is too high</i></p> <p><i>Objection 8. Potential to provide near coalescence of Ash and Ash Green</i></p> <p><i>Objection 9. Un-neighbourly proximity to neighbouring properties.</i></p> <p><b>Concerns</b></p> <p><i>Concern 1. Possible flooding issues</i></p> <p><i>Concern 2. Cumulative effect of developments in area on existing infrastructure</i></p> <p><i>Concern 3. The bus service is inadequate and not sustainable</i></p> <p><i>Concern 4. There is history of accidents on dangerous bend and unsighted corner</i></p> <p><i>Concern 5. The road is not wide enough for the increase in vehicles</i></p> <p><i>Concern 6. Concerns about traffic movements during building works and its effects on the use of weak bridges near the site</i></p> <p><i>Concern 7. Concern that green amenity space proposed at access to site may prove dangerous if used as a play area</i></p>	

Number and Location	Development Proposed
<p><b>17/P/00404</b></p> <p>Land to the rear of 4-6 Ashdene Road Ash GU12 6TB</p>	<p>Erection of one new dwelling at 4 Ashdene Road, following demolition of existing bungalow and erection of two chalet bungalows with attached garage to the rear (as amended by drawing received on 31/07/2017)</p>
<p><b>Object</b></p> <p><i>Objection 1. Overlooking</i> <i>Objection 2. Overdevelopment of plot</i> <i>Objection 3. Out of character with the area</i></p> <p><b>Concerns</b></p> <p><i>Concern 1. Concern re access for emergency, refuse or private vehicles</i> <i>Concern 2. Potential for flooding</i></p>	
<p><b>17/P/01589</b></p> <p>2 Scotland Close Ash Vale GU12 5JJ</p>	<p>Single storey side and rear extension</p>
<p><b>No observations</b></p>	
<p><b>17/P/01544</b></p> <p>68 Vale Road Ash Vale GU12 5HS</p>	<p>Proposed conversion of existing dwelling into two separate dwellings with addition of two storey rear extension and single storey side extension to each dwelling, following demolition of existing rear extension.</p>
<p><b>Object</b></p> <p><i>Objection 1. Property falls within Thames Basin Heath Special Protection Area</i> <i>Objection 2. Concern that the proposed level of parking maybe inadequate on a busy road</i> <i>Objection 3. The rear portion of the garden appears not to have been taken into account on the plans</i></p>	

Number and Location	Development Proposed
<p>17/P/01620</p> <p>12 Heather Cottages Frimley Road Ash Vale GU12 5NP</p>	<p>Proposed single storey side extension</p>
<p><b>Object</b></p> <p><i>Objection 1. Flat roof extension contravenes Guildford Borough Council's design code</i> <i>Objection 2. The proposal is of poor design</i></p>	
<p>17/P/01627</p> <p>2 Canal Cottages Canal Bank Ash Vale GU12 5HL</p>	<p>Double storey side and single storey rear extension. New detached single garage.</p>
<p><b>Object</b></p> <p><i>Objection 1. Property situated in conservation area</i> <i>Objection 2. Proposed extensions appear out of scale to existing property</i> <i>Objection 3. Flat roof to single storey extension contravenes Guildford Borough Council's design code</i> <i>Objection 4. Over development of the plot</i></p>	
<p>17/P/01521</p> <p>54 Firacre Road Ash Vale GU12 5JT</p>	<p>Certificate of lawfulness for proposed development to establish whether a hip to gable roof enlargement and a rear dormer to facilitate a loft conversion, a single storey side extension and the insertion of two rooflights within the front elevation would constitute permitted development</p>
<p><b>Object</b></p> <p><i>Objection 1. The Planning Committee considers that a full planning application should be required for the proposed development.</i> <i>Objection 2. Rear dormer is overly large</i> <i>Objection 3. Flat roof to side extension contravenes Guildford Borough Council's design code</i> <i>Objection 4. Over development of the plot.</i> <i>Objection 5. Poor design</i></p>	

Number and Location	Development Proposed
<p>17/P/01632</p> <p>26 Old School Close Ash GU12 5EX</p>	<p>Replacement of existing conservatory roof with tiled roof.</p>
<p><i>No observations</i></p>	
<p>17/P/01592</p> <p>Land at Ash Manor Ash Green Road Ash GU12 6HH</p>	<p>Outline application for up to 100 dwellings, including the provision of up to 35% affordable housing, with associated vehicular and pedestrian access via Ash Green Road, car parking, secure cycle storage, landscaping and ecology management with all matters reserved</p>
<p><b>Object</b></p> <p><i>Objection 1. Overdevelopment of the plot</i></p> <p><i>Objection 2. Access and layout is not sympathetic to the area. Ash Manor in particular is a grade II listed building and per a submission by Historic England this designation is subject to a review to re-assess its historic and architectural significance which may result in a potential upgrade. The Planning Committee expects due regard is given to this particular situation</i></p> <p><i>Objection 3. Oast House and Stable, The Barn and Ashe Grange are also listed buildings. With the exception of Ashe Grange the proposal will have effect of totally surrounding these buildings detracting from historical integrity of the site</i></p> <p><i>Objection 4. No apparent archaeological survey has been undertaken The Planning Committee strongly advise a survey due to the potential presence of a Roman Road on the site</i></p> <p><i>Objection 5. Proposed development with the NPPF which requires conservation and enhancement of natural and historic environment (particularly chapters 11 and 12) and saved policy HE4 of the Local Plan 2003</i></p> <p><i>Objection 6. Lack of infrastructure</i></p> <p><i>Objection 7. Potential impact on local wildlife and loss of grazing field. Expectation that the submitted comments and recommendations of Surrey Wildlife Trust are taken fully into account.</i></p> <p><i>Objection 8. Proposed density of site is too high</i></p> <p><i>Objection 9. Further potential to provide near coalescence of Ash and Ash Green</i></p> <p><i>Objection 10. Un-neighbourly proximity to existing properties in particular the listed buildings - in conflict with saved policy G1 (3) Local Plan 2003</i></p> <p><b>Concerns</b></p> <p><i>Concern 1. Possible flooding issues</i></p> <p><i>Concern 2. Cumulative effect of developments in area on existing infrastructure and services</i></p> <p><i>Concern 3. The bus service is inadequate and not sustainable</i></p> <p><i>Concern 4. There is history of accidents on a dangerous bend and an unsighted corner</i></p> <p><i>Concern 5. The road is not wide enough for the increase in vehicles</i></p> <p><i>Concern 6. Concerns about traffic movements during building works and its effects on the use of weak bridges near the site</i></p> <p><i>Concern 7. Although parking proposals may be within current standards they are considered inadequate for this development</i></p> <p><i>Concern 8. It is imperative that cycling/walking measures set out in Traffic Survey are fully implemented should any development be approved</i></p>	



**Appendix B**

**Applications for Tree Surgery**

**14 August 2017**

Number and Location	Development Proposed
<p><b>17/T/00168</b></p> <p><b>Ash Booster Station</b>  <b>231 Shawfield Road</b>  <b>Ash</b>  <b>Gu12 5DL</b></p>	<p><b>Willow trees (T1,T2,T3) – crown reduce by 6-7 metres and crown lift by 6 metres from ground level, remove deadwood and broken branches hanging and resting in the canal (Basingstoke Canal South Conservation Area)</b></p>
<p><i>No observations subject to an Arboriculturists report</i></p>	
<p><b>17/T/00175</b></p> <p><b>Acorn Lodge</b>  <b>Oaktrees</b>  <b>Ash</b>  <b>GU12 6QS</b></p>	<p><b>T1 – oak – cut back from property by 2 meters, crown thin and lift neighbouring side by 5 meters.</b></p>
<p><i>No observations subject to an Arboriculturists report</i></p>	