

ASH PARISH COUNCIL**Minutes of the Meeting of the Planning Committee
held in the Ash Centre, Ash Hill Road, Ash
on Monday 24 April 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	A
Substitutes:	Cllr Mrs Pat Scott	x
	Cllr Andrew Gomm	x
✓ Present	x Not Present	A Apology for Absence

Part 1 – Public Session**182. To accept Apologies for Absence (agenda item 1)**

Apologies for absence were received from Cllr John Tonks

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

There were no Declarations of Interest to report

184. Confirmation of the Minutes (agenda item 3)

The minutes of the previous meeting held on Monday 10 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

185. 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.

**Comments were made in respect of planning application 17/P/00456
47 Station Road East, Ash Vale GU12 5LY**

**Comments were made in respect of planning application 17/P/00513
Land at Ash Manor, Ash Green Lane, Ash GU12 6HH**

186. 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.

The Chairman of the meeting, Cllr Mrs Marsha Moseley, proposed application 17/P/00456 be considered first and proposed application 17/P/00513 be considered second and this was agreed.

187. Correspondence (agenda item 8)

Correspondence was received from Surrey County Council Countryside Access advising that Bewley Homes plc have applied for a temporary closure of the Surrey County Council Public Byway Open to All Traffic 518 (Ash) on a section of Ash Green Lane West due to commence on 4 May 2017 until 30 September 2017

Item noted

Correspondence was received from Surrey County Council Countryside Access advising that Thakeham Homes have applied for a temporary closure of The Surrey County Council Public Footpath 355 (Ash) between Foreman Park and Foreman Road due commence on 1 May for a period of approximately six months which may extend if necessary.

Item noted

188. Date of next meeting (agenda item 9)

It was agreed that the date of the next meeting will be Monday 8 May 2017 commencing at 6:30 pm

The meeting concluded at 7:04pm

Chairman _____

Date _____

Appendix A

ASH PARISH COUNCIL
Applications for Planning Consent
Monday 24 April 2017

Number and Location	Proposed Development
<p>16/P/02466</p> <p>Kingston House 112 Poyle Road Tongham GU10 1DX</p>	<p>Reserved matters application pursuant to outline planning permission 12/P/01514, granted on appeal on 30/12/2013, to consider appearance, landscaping, layout and scale in respect of erection of 35 residential dwellings to include 13 units of affordable housing and comprising of 10 no x 2 bed, 17 x 3 bed and 8 no. x 4 bed houses with associated open space, cycle storage and car parking spaces (amended plan and additional information) received on 05/04/2017</p>
<p>Object :</p> <p><i>Objection 1: Overdevelopment of the site</i> <i>Objection 2: Un neighbourly development</i> <i>Objection 3 :Poor design</i> <i>Objection 4 :Access on to Poyle Road is near to a sharp bend</i> <i>Objection 5 :Lack of infrastructure</i> <i>Objection 6 :Development within Thames Basin Heaths Special Protection Area. Contribution required to SANG in mitigation</i></p> <p>Concerns :</p> <p><i>Concern 1 : Location of affordable housing- are the affordable homes sufficiently intergrated private house sales</i> <i>Concern 2 : Possible drainage problems- Surrey County Council recommend refusal on the information provided re proposed surface water strategy. Guildford Borough Council have concerns for the effect of flooding on existing drainage ditches,tree roots,old railway route</i> <i>Concern 3: Possible impact on protested species, mitigation should be implemented for bats and reptiles a survey for bats and the Great Crested Newt is essential.</i> <i>Concern 4 : Guildford Parks and Leisure have suggested more landscaping and more natural features should be introduced into the play area</i> <i>Concern 5 : Concerns that due to the proximity to SANG development protection measures should remain in place</i> <i>Concern 6 :The should be no lighting intrusion onto SANG by car headlights/ garden security lights etc.</i> <i>Concern 7:Cumulative effect of developments in the area</i></p>	

Number and Location	Development Proposed
<p>17/P/00456</p> <p>47 Station Road East Ash Vale GU12 5LY</p>	<p>Proposed erection of one two storey building and one three storey building consisting of five x two bedroom and seven x one bedroom apartments with associated car parking and landscaping, following demolition of the existing bungalow and four mobile homes</p>

Object:

- Objection 1 : Bulk and massing**
- Objection 2 : Out of keeping with properties in the area**
- Objection 3 : Side windows overlook neighbouring properties**
- Objection 4 : Un-neighbourly development**
- Objection 5 : Loss of light to neighbouring properties**
- Objection 6 : Vehicle access will cause noise issues for neighbouring properties**
- Objection 7 : In breach of the 45 degree rule**
- Objection 8 : Insufficient parking**
- Objection 9 : Loss of trees**
- Objection 10: Loss of gypsy sites**
- Objection 11: Loss of parking to Sycamore Drive**

Concerns:

- Concern 1 : Concern for the impact on a SPA**
- Concern 2 : Concern for the lack of landscaping**

<p>17/P/00630</p> <p>Cherry Trees Horsehoe Lane Ash Vale GU12 5LJ</p>	<p>Proposed single storey rear extension, with changes to fenestration, following demolition Of existing conservatory</p>
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Object:

- Object 1 : Flat roof in contravention of the Guildford Borough Council's Design Guide**
- Object 2: Not in keeping with other properties in the area**
- Object 3: The site borders Basingstoke Canal's conservation area**

Number and Location	Development Proposed
<p>17/P/00513</p> <p>Land at Ash Manor Ash Green Road Ash GU12 6HH</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>Object :</p> <p><i>Objection : 1 Overdevelopment of the site</i> <i>Objection : 2 Access and layout is not sympathetic to the area. Ash Manor is grade 11 listed building</i> <i>Objection : 3 Design issues as flats are inappropriate to the area</i> <i>Objection : 4 Lack of infrastructure</i> <i>Objection : 5 Play area is too close to the entrance to the site</i> <i>Objection : 6 Potential impact on local wildlife and loss of grazing fields. A survey would be required from The Surrey Wildlife Trust</i> <i>Objection : 7 Proposed density of site is too high</i> <i>Objection : 8 Potential to provide near coalescence of Ash Green and Ash South</i> <i>Objection : 9 Uneighbourly proximity to existing property</i></p> <p>Concerns:</p> <p><i>Concern : 1 Possible flooding issues</i> <i>Concern : 2 Cumulative effect of developments in the area</i> <i>Concern : 3 The bus service is inadequate and not sustainable</i> <i>Concern : 4 There is a history of accidents on a dangerous bend and un-sighted corner</i> <i>Concern : 5 The road is not wide enough for the increase in vehicles. A traffic survey would be required</i> <i>Concern : 6 Concerns for traffic during building works and use of a weak bridge</i></p>	
<p>17/P/00761</p> <p>The Roseway 38 College Road Ash GU12 5DA</p>	<p>Conversion of garage into habitable room and alterations to the garage roof.</p>
<p>No observations</p>	

Number and Location	Development Proposed
17/P/00803 2 Eynsford Villas Chandlers Road Ash Vale GU12 5DX	Proposed two storey side & rear extension, extension to front bay window, addition of rear dormer window to loft space. Demolition of two outbuildings.
Object : Objection : 1 The proposed development is not subservient to the main building Objection : 2 Design is over bearing Objection : 3 Bulk and massing Objection : 4 In contravention with Guildford Borough Council's H8 policy.	