



SEND PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.15PM ON 5th FEBRUARY 2018 IN THE PARISH OFFICE, LANCASTER HALL, SEND

Present: Cllr J Manktelow (Chairman), Cllr J Brooker, Cllr M Bruton, Cllr G Esteves, Cllr C Heath, Cllr L Truscott and Coral Davis (Deputy Clerk)

1. Apologies for Absence

There were no apologies.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes

The Minutes of the Planning Committee held on 15th January 2018 were approved and signed by the Chairman.

4. Planning applications responses:

17/P/02665 Windrush, Boughton Hall Avenue

Erection of a detached garage following demolition of existing garage and sheds

Agreed response: Objection. The Parish Council feels that the proposed garage/hobby room will overwhelm houses in Linden Way due to the raised level and slope of the land in this area. Should GBC be minded to approve this application the Parish Council would ask that it is conditional on this not being allowed to be designated as a separate dwelling.

18/P/00065 Send Hill Farm, Potters Lane

Reserved matters application for the erection of three two storey detached dwellings, pursuant to outline planning permission 17/P/00157 approved on 19/07/17 to consider details of appearance, landscaping, layout and scale

Agreed response: Objection. The proposed houses are in the Green Belt for which there are no exceptional circumstances that permit this development. There is insufficient parking for three very large houses. There is no facility whatsoever for on street parking in these very narrow lanes. Potters Lane is a very busy road which is used as a cut through from the A3 to Woking. As stated by Surrey County Council Highways any development on this site must fulfil their requirements for turning and leaving in forward gear. Whilst the houses have been moved further down the hill they would still dominate the view of this site when seen from Church Lane, Vicarage Lane and the Wey navigation.

18/P/00033 Box and Holly Court, Send Marsh Road

Installation of air source heat pump to 6 flats

Agreed response: No comment

18/P/00083 Berlin, Clandon Road

Proposed detached two storey outbuilding comprising of habitable accommodation and storage area, ancillary to the property

Agreed response: No comment

18/P/00106 Belga, Briar Road

Addition of front porch, single storey rear extension, alterations to main roof with loft conversion and dormers to front and rear and changes to fenestration following demolition of conservatory

Agreed response: No comment

18/T/00027 Negresco, Wharf Lane

T1 Oak – reduce by 1.5m

Agreed response: No comment

5. Additional applications

18/P/000121 94 Potters Lane

Certificate of Lawfulness for a proposed development to establish whether a triple bay garage and workshop would be lawful

Agreed response: Objection. The scale, size and bulk of this building seems inappropriate in the Green Belt with the far reaching views down to the Wey navigation. The Parish Council notes that an unsuccessful application was made in 2017 for a dwelling and carport and we feel that the reasons for refusal stand for this application too.

6. Highways England A3/M25 junction consultation

Response from Send Parish Council

We agree that the A3, which was built as a rural dual carriageway, is reaching its vehicle capacity and that this creates a number of safety issues for road users.

We agree that having regard to the increase in traffic that improvements are required to the highway. We note the suggestion of upgrading the A3 to an Expressway is suggested by the Highways England. A feature of an Expressway is to allow for entry lanes on and off the highway. We understand that this may result in the closure of the Potters Lane access to the A3. We recognise the present dangers at the existing road layout and feel that should it be closed, certain provisions should be put in place. Our concern relates to how existing cut through traffic is redirected so as to mitigate causing problems on adjacent rural lanes, which are even less capable of handling increased, often HGV, traffic. The redesign of the junction and any traffic mitigation action must be subject to local consultation.

We note that any new Expressway will be subject to a review of diversion routes in case the road needs to be closed. We welcome this approach and would ask to be consulted on options proposed. We ask this as we have recently had traffic diverted through our village centre, we think by mistake, when the A3 was closed overnight. We do not consider there is any need for an agreed diversion route through our village centre at this time or when an Expressway is designated.

We note Highway England's higher aim of dealing with litter on the highway. The littering on the A3 is generally very bad and often worse. The upgrade of the road will present further difficulties to the Local Authority, who are presently responsible for this function, and struggle with the cost and availability of safety management controls. Consequently, we fear the problem could get worse should it move to be more like a motorway. We would suggest that Highways England take on the statutory duty to clean the road maximising opportunities to integrate litter removal as part of your routine maintenance programme.

The existing cycleway to Guildford should be protected and improved as it is currently the only cycleway to Guildford.

7. To receive an update of previous applications

17/P/02296 Aldertons Farm, Send Marsh Road-change of use from shed to two dwellings	APPROVED
17/P/02450 Colwyn, Boughton Hall Avenue-two storey side extension & detached garage	APPROVED
17/P/02464 Hillside Farm, Sandy Lane – lambing shed for agricultural	APPROVED
17/P/02315 Box and Holly Court, Send Marsh Road – alterations to car parking to allow 7 spaces	APPROVED
17/P/02492 Fourwinds, Woodlands – Two storey side extension with dormers to front and side	APPROVED

8. Date of the next Planning Committee

It was noted that the next Planning Committee meeting will be held on Monday 19th February 2018 at 7.15pm in the Upper Room.

The meeting closed at 8.26pm.

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Date:

Signed: