



# SEND PARISH COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.15PM ON 30<sup>th</sup> APRIL 2018 IN THE PARISH ROOM, LANCASTER HALL, SEND

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

There was 1 member of the public present.

### 1. Apologies for Absence

Apologies were received from Cllr J Brooker and Cllr M Bruton

### 2. Declarations of Interest

Cllr Heath declared an interest in 18/P/00648 as a neighbour

### 3. Minutes

The Minutes of the Planning Committee held on 9<sup>th</sup> April 2018 were approved and signed by the Chairman.

### 4. Planning applications responses:

#### 18/P/00648 191 Send Road

Single storey extension to front of property

Agreed response: No comment

#### 18/P/00696 Send Hill Farm, Potters Lane

Outline application for redevelopment of about 0.49 hectares of "previously developed" Green Belt land to include retention of existing access and creation of new access off Potters Lane, erection of one replacement dwelling and up to three new dwellings, erection of one replacement workshop, retention of limited areas of hardstandings and construction of some new hardstandings, demolition of specified existing buildings, structures and residual hardstandings, phased to coincide with occupation of their relevant replacements.

Agreed response: Objection. Clarification is required as to what is new on this latest application since so many plans have been submitted, three in this year alone, many of which have been agreed.

The Parish Council believe that the openness of the Green Belt in this location to be very important and this must be in accordance with paragraph 89 of the NPPF. There is concern about the size and location of the buildings on this site. The proposed houses are inside the Green Belt and outside the settlement boundary. There are no exceptional circumstances to permit this development in the Green Belt. There is insufficient parking for three very large houses. There is no facility whatsoever for on-street parking in these very narrow lanes. The new access is badly placed, as stated previously. Potters Lane is a very busy road at times in the day when traffic cuts through between the A3 and Woking and there is extensive anecdotal evidence, reported to Surrey County Council and Send Parish Council, of speeding motorists in an area of the road which is narrow, winding, undulating and close to three other intersections. 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/00748 Westfield House, Boughton Hall Avenue

Erection of single storey side extension following removal of the existing attached single storey garage and internal alterations.

Agreed response: Objection. Whilst the Parish Council has no problem with the extension of this house, in the event that GBC should agree this plan could it be a condition that the extension does not become a separate dwelling in the future as we note that it has its' own front and back doors.

**18/P/00632 Hazeldene, 19 Potters Lane**

Proposed single storey rear extension

Agreed response: No comment

**18/P/00618 Windrush, Boughton Hall Avenue**

Replacement double garage

Agreed response: Objection. Whilst the Parish Council accepts that this has been reduced in size, but not in height, from the previous plan we are still concerned that the height may overwhelm adjacent properties and it will be clearly visible from Linden Way.

**18/P/00800 3 Worsfold Close**

Proposed erection of three front dormer windows and a rear dormer with three windows. Changes to fenestration.

Agreed response: Objection. The Parish Council objects to this application to substantially increase the size of this house by adding further bedrooms. This house is located in a small close where parking is at a premium. By increasing the number of rooms it would increase the probability of further vehicles being added in the household. The positioning of these dormers and extension will overlook neighbouring properties in this sensitive area in the Wey Navigation corridor.

**6. To receive an update of previous applications**

17/P/00987 Saddlers Arms, Send Marsh Road – 3 bed detached dwelling in vacant pub car park land	REFUSED
18/P/00269 12 Bramble Way – Two storey side extension and single storey rear extension	REFUSED
18/P/00519 Elmsleigh Farm – Variation of condition 2 of application 17/P/00680	REFUSED

**7. Date of the next Planning Committee**

It was noted that the next Planning Committee meeting will be held on Monday 21st May 2018 at 7.15pm in the Upper Room.

The meeting closed at 8.10pm.

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Date:

Signed: