



# SEND PARISH COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.15pm ON 17th SEPTEMBER 2018 IN THE UPPER ROOM

**Present:** Cllr J Manktelow (Chair), Cllr M Bruton, Cllr L Truscott, and Coral Davis (Deputy Clerk)

There were 7 members of the public present and Cllr J Osborn who is a neighbour of 18/P/01733. A number of comments relating to the planning applications discussed were addressed to the Planning Committee during the public session.

### 1. Apologies for Absence

Apologies were received from Cllr J Brooker, Cllr G Esteves and Cllr C Heath

### 2. Declarations of Interest

There were no declarations of interest from Members of the Planning Committee on Agenda items

### 3. Minutes

The Minutes of the Planning Committee held on 3<sup>rd</sup> September 2018 were approved and signed by the Chairman.

### 4. Planning applications responses:

#### 18/P/01580 The Old Hall, Send Marsh Road

The erection of a new care home following the demolition of an existing three storey care home building

Agreed response: **OBJECTION** - It is understood that the current building will not support the future plans for the property. However, there are a number of objections to this application:

- The proposed urban design will have a substantial visual impact on the rural street scene in this location in the Green Belt. This is a loss of a historic building in an area of Send where there are predominantly older and historic buildings
- The proposal increases the bulk of the property substantially with three storeys to the rear of the main building and a two storey rear barn. These will compromise the privacy and amenity of the neighbours due to the proximity of the building to the boundary.
- There is insufficient parking in the proposal (31 spaces for residents, visitors and staff). It is considered at minimum there should be one space for every two residents.

The Old Hall is an important facility in the village and its expansion for future use is welcomed but more thought is needed regarding the design and the future proofing of the utilities required for residents, staff and visitors.

Some additional points are therefore made relating to this application:-

- With reference to the insufficient parking facilities it also to be noted that public transport in this vicinity is sparse and non-existent on Sundays.
- There appears to be no provision for wi-fi for all residents and charging points for devices in the rooms
- There appears to be no provision to charge electric vehicles and no parking or charging facilities for mobility scooters
- The rooms facing onto the internal enclosed courtyard appear to have only one window and therefore do not provide much daylight for the older residents
- It is unclear whether there is provision of air conditioning in the re-developed premises which should be a requirement for a residential care facility
- There is no provision for trade effluent which is surprising considering the number of residents and the laundry requirements
- There are no staff sleeping quarters on the 2<sup>nd</sup> floor

- There appears to be no provision for double rooms to accommodate couples who wish to stay together (an accepted provision in residential homes) and the standard rooms appear to be too small to be double rooms
- Guidance suggests that each room should have a chair for a visitor and there is no evidence of this on these plans
- We would welcome confirmation that there are facilities for residents and visitors to make drinks outside the kitchen

**18/P/01733 179 Send Road**

Single storey side/rear extension following removal of existing detached garage, loft conversion including two roof lights to front elevation, recessed double doors and windows to rear of roof elevation

Agreed response: Objection. The Parish Council objects to this application as it will be very close to the neighbours on both sides. The recessed doors in the roof of the rear elevation will result in the loss of privacy and amenity for both neighbours. This is total overdevelopment of the plot and will dramatically alter the street scene.

**18/P/01736 94 Potters Lane**

Proposed replacement dwelling to include five bedrooms and two first floor studies following demolition of existing bungalow

Agreed response: Objection. This is a dramatic increase in the size of the property which is in the Green Belt. The current house sits in the hillside and the new property would be clearly visible from the Wey Navigation

**5. Other applications**

There were no other applications

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

18/P/01280 Silver Birches, Boughton Hall Avenue – Variation of condition 2 of 16/P/01948	APPROVED
18/P/01452 72 Linden Way – single storey side and porch extension	APPROVED

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

It was noted that the next Planning Committee meeting will be held on Monday 1<sup>st</sup> October 2018 at 7.15pm in the Parish Room.

The meeting closed at 7.48pm

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Date:

Signed: