



SEND PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.15 PM ON 24th August 2020 via Zoom

Present: Cllr G Esteves (Chair), Cllr A Beames, Cllr J Brooker, Cllr J Manktelow, Cllr J Munn (ex officio), Cllr P Oven, Debbie Hurdle (Clerk) and Coral Davis (Deputy Clerk)
There was one member of the public present

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 3rd August 2020 were approved and signed by the Chairman.

4. Planning applications responses:

20/P/01216 Land off Field Way

Residential development comprising 9 new dwellings

Agreed response: - Objection

This site is not in the Local Plan and was not in the LAA. It is an opportunistic windfall development with no demonstrated need for additional housing above the number included in the Local Plan for Send. The Local Plan gives a figure of 750 windfall sites over 15 years which equates to 50 per year for the borough and Send alone has applications well over that number.

A large number of mature trees were cut down prior to this speculative backland development application which is contrary to Guildford's climate emergency plan

Field Way is a narrow private road which is not adopted or a network road and is maintained by residents. It has services (water and sewerage) running down the centre of the road and it is totally unsuitable for any large vehicles and would not support waste lorries or development traffic. The road is not wide enough for the proposed development and the access is completely unsuitable. There are great ecological concerns about the run-off. The road would need to be adopted by SCC to meet the design manual for roads and highways and would therefore have to be re-laid to include drainage and pedestrian access

The site is located adjacent to the Oldlands (application refused) and Garlick's Arch sites. The infrastructure is already at bursting point and will struggle with additional development. There would be a significant impact of additional traffic on Burnt Common Lane and access to the Portsmouth Road is not an easy junction. There is insufficient parking allocation with no on street parking in Field Way, Burnt Common Lane or Woodlands.

The proposal is a high density of houses for the plot size which will spoil the amenity and privacy of houses in Field Way, Woodlands, Clandon Road and Burnt Common Cottages.

The footpath FP603 to Clandon Road, which runs the length of Field Way, is very well used to access buses and the shop. The developer has agreed to £10,000 upgrades to the footpath with potential for inclusion of a footpath/cycle way but this is questionable as it too narrow for either a footway or a cycle path.

The continued displacement of wildlife including birds, foxes, deer, rabbits and bats is lamentable

20/P/01229 Deramar, 11 Send Close

Erection of a rear single storey rear extension following demolition of existing conservatory and detached garage

Agreed response: No comment

20/P/01248 90 Potters Lane

Demolition of existing dwelling and erection of 3 dwellings with associated vehicular and pedestrian access and parking

Agreed response: Objection.

This site is not in the Local Plan and was not in the LAA. It is an opportunistic windfall development with no demonstrated need for additional housing above the number included in the Local Plan. The Local Plan gives a figure of 750 windfall sites over 15 years which equates to 50 per year and Send alone is already over that number.

This proposal is backland development which will spoil the character and appearance of the area which is characterised by a strong linear pattern of development. The amenity of immediate residents in Potters Lane would be adversely affected in terms of privacy, outlook and disturbance. The development would be at odds with the rural nature of the area

It is noted that the gardens of the proposed properties would be within the designated River Wey corridor and policy G11 of the Local Plan required all development within the corridor to protect and improve the special character of the River Wey and its visual setting and that the special character of the landscape in the corridor is protected. The line is along the back of the houses and therefore any further development ie patios, sheds, outbuildings etc would be within the corridor and would have an impact on the area.

There is concern about the access onto Potters Lane which is a single carriage road and already has an issue with parking and excess speed

19/P/01003 Land to the north of Heath Drive

The appeal lodged against Guildford Borough Council's non determination was noted

5. Former Wisley Airfield Development

It was agreed that a representative from the Council will join the Community Liaison Group and this will be Cllr Beames or another Councillor depending on the meeting time.

6. Other applications received

20/P/01341 Everest, Tuckey Grove

Ground floor rear extension, first floor side extension and changes to garage roof including 2 front facing dormers and 2 Juliet balconies

Agreed response: To be discussed at the next meeting

Send Neighbourhood Development Plan

Cllr Esteves reported that a meeting was held with GBC to look at the responses from the examiner. The Council and GBC will send their responses to the examiner's question and await the response. The earliest date for a referendum is May 2021. It was noted that GBC are currently consulting on their parking policy and that the SNDP will follow either SCC or the GBC new policy

7. To receive an update of previous applications and enforcements:-

20/P/00482 Land at 92 & 94 Potters Lane – erection of 29 dwellings following demolition of 2 dwellings	REFUSED
20/P/00914 6 Burnt Common Cottages, Clandon Road – new front porch and front extension	APPROVED
20/P/00934 7a Send Road – erection of first floor rear extension including rooflights and Juliet balcony	APPROVED
20/P/00946 Brooks Chase, Tuckey Grove – single storey rear extension	REFUSED
20/P/00984 Coltsfoot Cottage, Send Hill – erection of a single storey side extension	APPROVED
20/P/00661 Sandilands, Boughton Hall Avenue – erection of a new single storey dwelling	APPROVED
20/P/00734 – The Presbytery, Send Marsh Road – single storey rear extension (part retrospective)	APPROVED

An enforcement has been instigated regarding the tarmacing of a field in Tannery Lane and this is currently under investigation by GBC

8. Date of the next Planning Committee

The next Planning Committee meeting will be on Monday 7th September 2020 at 7.15pm via Zoom

The meeting closed at 8.00pm

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