



SEND PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.15 PM ON 7th September 2020 via Zoom

Present: Cllr G Esteves (Chair), Cllr A Beames, Cllr J Manktelow, Cllr P Oven, Debbie Hurdle (Clerk) and Coral Davis (Deputy Clerk)

Cllr P Beddoes was also present

1. Apologies for Absence

Apologies were received from Cllr J Brooker

2. Declarations of Interest

There were no declarations of interest

3. Minutes

The Minutes of the Planning Committee held on 24th August 2020 were approved.

4. Planning applications responses:

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: Comment.

Whilst the Parish Council does not object to this application it would like the Borough Council to be aware that this extension is on an already extended property and the dormers in the garage seem excessive for the application.

5. Send Neighbourhood Development Plan

The documents detailing the Parish Council and Guildford Borough Council's responses to the Examiner's questions were circulated and it was noted that the Examiner will be in the village on w/c 21st September.

The government grant has been increased due to the effect of Covid-19 and this will be investigated in relation to Send as there will be additional consultant costs

Wisley Airfield

It was confirmed that Cllr Beames is the Parish Council representative and the first meeting of the Community Liaison meeting will be held on 10th September.

The Parish Council submission in 2017 states the concerns of the consequential impact of traffic in the village which could be exacerbated by the proposed new roundabouts and slip roads as any issues with these will directly impact the village

6. Other applications received

20/P/01421 Send Barns Stables, Woodhill

Erection of 1x2 bedroom, 3 x 3 bedroom, 2 x 4 bedroom and 1 x 5 bedroom dwellings and replacement B1 (office) unit following demolition of the existing buildings

Agreed response: Objection. To be finalised at the next meeting

This is an opportunistic development in the Green Belt, outside the Inset, on a site which is not in the Local Plan or the LAA. There is no proven identifiable need for this development and the allocations for Send in the Local Plan are intended to support the identified need in the Borough until 2034, and those allocations of 650 homes are expected to be delivered in the first five years of the plan

The proposal is totally inappropriate in the Green Belt and there are no special circumstances to justify development on this site in the Green Belt.

This opportunistic plan proposes over development of this site and due to the height, depth, width and massing of the buildings proposed for the development, it would affect the surrounding properties by loss of privacy and

amenities. The current development is single storey and this very dense proposal would be out of keeping as the houses are two storey.

The site abuts the development built around the original Tudor Barns and although there are more modern buildings in the area, the plan is not sympathetic to the rural surroundings

There is insufficient parking, the turning circle is not large enough and there is insufficient room for delivery and waste collection vehicles as the proposals do not meet the required standards.

It is also noted that a further development has been approved nearby on Send Barns Lane which will significantly add to the parking issues relating to the school which currently spill into Woodhill

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

20/P/01011 Land to the north of, Heath Drive - Outline planning application for 29 residential dwellings REFUSED

20/P/01224 Anns Cottage, Boughton Hall Avenue, Send - Single storey side extension APPROVED

8. Date of the next Planning Committee

The next Planning Committee meeting will be on Monday 21st September 2020 at 7.15pm via Zoom

The meeting closed at 7.42pm

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