



SEND PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.15 PM ON 5th October 2020 via Zoom

Present: Cllr A Beames, Cllr J Brooker, Cllr J Manktelow (Chair), Cllr P Oven, and Coral Davis (Deputy Clerk)
There was one member of the public present until 7.25pm and Cllr P Beddoes was also present

Public Session

A member of the public outlined their proposal for development at Appledore, Manor Road

1. Apologies for Absence

Apologies were received from Cllr G Esteves

2. Declarations of Interest

There were no declarations of interest

3. Minutes

The Minutes of the Planning Committee held on 21st September 2020 were approved.

4. Planning applications responses:-

20/P/01543 7 Bramble Way

Single storey rear extension

Agreed response: - No comment

20/P/01493 45 Potters Lane

Proposed outbuilding in the rear garden

Agreed response: - Comment. The Parish Council noted that if this plan is passed then a condition should be in place that it is not used for habitable accommodation

20/P/01575 Appledore, Manor Road

Erection of a part single storey part two storey rear extension and replacement of flat dormer windows with pitched dormer windows to front and rear

Agreed response: - Comment. The Parish Council noted that this proposal is an improvement on the previous submission and would be an enhancement to the road

20/P/01412 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.

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 and totally out of proportion to the surroundings.

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

Paragraph 145 of the National Planning Policy Framework (NPPF) is quoted in the application, however, it is manifestly clear that this proposal would not be suitable for exemption from building in the Green Belt as it *'would have a greater impact on the openness of the Green Belt'*

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

5. Other applications received

19/P/02223 Land at Garlicks Arch, Send Road/Burnt Common

Hybrid (part full/part outline) application comprising: Full planning permission for 220 residential dwellings (Use Class C3) with associated open space and landscaping, means of access, parking, drainage, utilities and infrastructure works, temporary acoustic fencing, and other associated works; and Outline planning permission, with all matters reserved except for access, for up to 300 residential dwellings (Use Class C3) and Travelling Showpeople plots (Sui Generis) with associated open space and landscaping (including a landscape bund and acoustic fencing), means of access, enabling infrastructure and other associated works. (Amended plans received 18.03.2020 for design, layout, parking of phase 1 and location of custom build homes in outline)

Agreed response: - This plan will be discussed at the next Council meeting

6. Government White Paper on revision to the Planning System

It was agreed that a draft submission will be drawn up for approval at the next meeting

7. Send Neighbourhood Development Plan (SNDP)

The fact check report has been received from the Examiner which has been checked with a few minor typos. The examiner's report will be produced soon and she will recommend whether there should be any modifications before it goes to referendum.

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

19/P/01003 Land to the north of Heath Drive outline planning application for 29 dwellings	NOT DETERMINATION
20/P/01157 65 Send Road – first floor side extension over garage and conversion of garage	APPROVED

9. Date of the next Planning Committee

The next Planning Committee meeting will be on Monday 19th October 2020 at 7.15pm via Zoom

The meeting closed at 7.49pm

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