



SEND PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.15 PM ON 21st September 2020 via Zoom

Present: Cllr G Esteves (Chair), Cllr A Beames, Cllr J Brooker (from 7.21pm), Cllr J Manktelow, Cllr P Oven, and Coral Davis (Deputy Clerk)
Cllr P Beddoes was also 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 7th September 2020 were approved.

4. Planning applications responses:-

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.

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

20/P/01470 Tudor Place, Boughton Hall Avenue

Two storey front extension

Agreed response: No comment

20/T/00263 2 The Copse

Remove over-extended lower limb of oak tree (T1). Prune back southerly lateral limbs by approx 3 metres to maintain shape of canopy. Tidy/deadwood damage to upper canopy (Tree Preservation Order P1/201/503)

Agreed response: No comment

6. Other applications received

20/P/01543 7 Bramble Way

Single storey rear extension

Agreed response: To be discussed at the next meeting

20/P/01493 45 Potters Lane

Proposed outbuilding in the rear garden

Agreed response: To be discussed at the next meeting

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: To be discussed at the next meeting

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

20/P/01229 Deramar, Send Close – erection of a rear single storey extension

APPROVED

8. Date of the next Planning Committee

The next Planning Committee meeting will be on Monday 5th October 2020 at 7.15pm via Zoom

The meeting closed at 7.30pm

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