



SEND PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.15 PM ON 18th January 2021 via Zoom

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

There were three members of the public present and Cllr P Beddoes

Public Session

A question was asked about the situation with regard to vehicles parked and being inhabited on London Road and Cllr Oven reported on the two joint action group (JAG) meetings held in December and January.

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 21st December 2020 were approved.

4. Planning applications responses:-

20/P/02098 110 Potters Lane

Erection of a single storey front extension

Agreed response: No comment

19/P/00721 Land off Send Hill

The erection of 8 no. residential dwellings with the associated vehicular and pedestrian access via Send Hill, car parking, secure cycle storage and landscaping on land off Send Hill

Appeal against refusal by GBC

Agreed response: Objection

The Parish Council objects to this application.

The site is not allocated in the Guildford Borough Local Plan which was adopted in April 2019. All the sites allocated for Send in the Local Plan, bar the smallest, have already been approved or have started the planning application process, thus supporting as intended, the borough's 5 year supply. There is no identified need for these additional dwellings.

The Send Neighbourhood Plan, which has been passed by the Inspector but has had the referendum delayed by Covid-19, highlights this area as a Green Corridor in the village. It is also identified as having Amenity Green Space of medium value within GBC's Assessment of Sites for amenity value 2017 document (site ETH_086). The proposed development would result in the loss of a significant part of the identified parcel of open land and would therefore result in the detrimental loss of the identified visual amenity value of the land contrary to policy ID4 (8) of the Local Plan: Strategy and Sites 2015-2034.

The proposed large scale development represents over development of the plot with high density housing in close proximity to the smaller bungalows. It is out of character with the street scene and the ribbon pattern of development in Send Hill. It would result in the loss of an open piece of land which is important in this area. The development would also spoil and reduce the enjoyment and amenity of the properties on either side of the development.

The houses would be out of character with the area and do not represent the smaller dwellings and affordable housing that is required in the village. The proposal would therefore fail to comply with policy D1 of the adopted Local Plan: Strategy and Sites 2015-2034, policy G5 of the saved Local Plan 2003.

The site lies within the 400m to 5km zone of the Thames Basin Heaths Special Protection Area (TBHSPA). The proposed development could have a significant effect on the Special Protection Area and could have an adverse effect on the integrity of the Special Protection Area and the relevant Site of Special Scientific Interest (SSSI). The development is contrary to the objectives of policies NE1 and NE4 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07) and conflicts with saved policy NRM6 of the South East Plan 2009.

There is no visitor parking and no parking is available on Send Hill. There is also a significant portion of the parking on the site allocated as tandem parking, which is not optimum for properties of this size.

The access to this development is proposed at one of the narrowest point in Send Hill which can cause issues such as traffic congestion and poor visibility

5. Other applications

There were no other applications

6. Wisley development stakeholder engagement – Ripley South Study

CLlr Beames reported on the stakeholder engagement meeting and noted that a south bound slip to the A3 at the Ockham roundabout was discussed but Highways England would need to consult on any proposal. It was also noted that a decision on the Junction 10 M25/A3 improvements have been delayed until May 2021

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

There were no updates or enforcements to report

8. Date of the next Planning Committee

The next Planning Committee meeting will be on Monday 1st February 2021 at 7.15pm via Zoom

The meeting closed at 7.41pm

Send Parish Office 28 Send Road Send Woking Surrey GU23 7ET
01483 479312 clerk@sendparishcouncil.gov.uk