



SEND PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON 1st March 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)

Four members of the public, Cllr P Beddoes and Cllr J Osborn were also present

Public session

One member of the public spoke with regard to the appeal against the refusal of 20/P/01248 90 Potters Lane

1. Apologies for Absence

There were no apologies

2. Declarations of Interest

Cllr J Brooker declared an interest in 21/P/00141 relating to the sewage system

3. Minutes

The Minutes of the Planning Committee held on 15th February 2021 were approved.

4. Planning applications responses:-

21/P/00141 Waterside Farm Cottage, Wharf Lane

Proposed erection of nine dwellings (C3 use class) following demolition of Waterside Farm Cottage and Wharf Lane garages

Agreed response: - Objection.

Send Parish Council objects strongly to this application. The proposal represents total overdevelopment of this scenic plot adjacent to the Wey navigation corridor and would negatively impact on access to the River Wey corridor and the Heathside Nature Reserve.

Although The Council is supposed to consider each application separately it cannot ignore the cumulative impact of infill development. By 2025 Send will have grown by one third in 5 years with a population increase of 40-50% which is highly significant.

SECTION 106 COVENANT IN PLACE

A section 106 covenant is in place that restricts development on this site to a single dwelling. This is a legal agreement made under application 89/P/01177 and includes the majority of the application site and there is no reason to suggest that this covenant is not valid or unenforceable.

The Parish Council is concerned that a failure to enforce this covenant is not only wrong but will set a precedent that will see challenges to overturn existing covenants in the Borough succeed, but will also call into question the value and validity of any future Section 106 agreements the Borough council enters into and how these will be viewed by both developers and residents of the Borough.

SEND NEIGHBOURHOOD DEVELOPMENT PLAN CHARACTER ASSESSMENT AND VIEW

The Send Neighbourhood Development Plan has passed its examination and is awaiting referendum in May 2021.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a post-examination draft neighbourhood development plan, so far as material to the application.

Policy Send 1 – Design states that “High quality and sustainable design is expected in Send and shall conserve and enhance its heritage and environmental assets including the Wey & Godalming Navigations Conservation Area and its setting. All development proposals will be expected to demonstrate how they promote and reinforce the local distinctiveness and high quality built and natural environment of Send with reference to the Send Neighbourhood Development Plan Character Assessment. Proposals should seek to ensure that development does not result in significant adverse effects on the key views identified in the maps on pages 25 to 32 and respects and retains key natural landscape assets”.

The policy refers to particular Character Areas, including Local Character A the Wey Navigation and River Wey. The Wey Navigation and the River Wey itself is a major feature of Send and Wharf Lane is in the character assessment

with views that the PC seeks to protect. Views of the Wey Navigation from Highbridge are included in the SNDP. At the end of Wharf Lane there are small semi-detached bungalows with long gardens to the Wey navigation and access to the tow path that runs alongside the navigation is from Wharf Lane.

Policy Send 1 requires that development in this area must conserve and enhance the Wey & Godalming Navigations Conservation Area

The proposed development does not reflect this character because there is inconsistency with regard to shape and scale and the plot sizes and separations are not in keeping with the surrounding properties.

The proposal also has a significant adverse effect on key view as a result of replacing a single storey dwelling with multiple two storey dwellings which will negatively impact the protected views and character of this locality.

The development therefore conflicts with Policy Send 1 and it is recommended that planning permission be refused.

NO IDENTIFIED NEED FOR HOUSING

There is no identified need for these homes in the village. This site is not in the Land Availability Assessment.

75 homes are already nearing completion on the adjacent road in a site allocated in the Local Plan. With an application pending for Garlick's Arch and the numerous applications already approved for non-allocated (windfall) sites since the Local Plan inset the village, Send will deliver more than 650 homes towards the Guildford housing target by 2025. This is not only more than Send's entire contribution planned for the life of the LP until 2034, it will also grow the village housing stock and population by over one third in 6 years. This without any planned infrastructure improvements to support such a rapid growth.

PERMANENT LOSS OF A VALUED PUBLIC AMENITY

The garages in Wharf Lane are a well used and popular amenity for local residents. The loss of this amenity cannot be mitigated by the proposed 8 parking spaces.

The garages are fully occupied and local residents tell us that there is always a waiting list for any vacancies when they enquire.

Guildford Borough Council is not offering to reinstate these 8 garages in the village, so this fully used amenity would be permanently lost.

APPLICATION LAYOUT AND DESIGN

The application is overcrowded and the resulting layout is cramped and inconsistent with the layout of surrounding homes including Sanger Drive.

The council notes that the pre-planning advice suggested a reduction of the number of dwellings - a reduction of 1 from the original 10 fails to address the concerns in the pre-planning advice and the results suggested an attempt to shoehorn as many dwellings as possible that do not integrate with the character of the surrounding landscape or homes.

PARKING

The proposal would take away much needed garaging which is always fully let. This would add to the parking and access issues in a very narrow road that is already full of cars. Access for waste trucks and their ability to manoeuvre would be compromised

LOCAL INFRASTRUCTURE GAP

The sewage pipe system in Wharf Lane is a product of historic piecemeal design and suffers regular failures with sewage overflows at various properties. Additional homes being added to the system without a full update of drains on Wharf Lane, pose a health and safety risk.

The Guildford Local Plan states that homes will not come before supporting infrastructure. This is infrastructure that must be come before any additional homes are considered on this Lane.

Policy ID1

(1) Infrastructure necessary to support new development will be provided and available when first needed to serve the developments' occupants and users and/or to mitigate its otherwise adverse material impacts. To achieve this, the delivery of development may need to be phased to reflect the delivery of infrastructure.

21/P/00256 16 Danesfield

Erection of a single storey rear extension

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: - To re-submit the original objection to the Planning Inspectorate

19/P/02191 Oldlands, Burnt Common Lane

Proposed erection of 30 residential dwellings with associated vehicular and pedestrian access via Burnt Common Lane, car parking, secure cycle storage and landscaping on land off Burnt Common Lane

To note that an appeal has been lodged against the refusal of this application

Agreed response: - To re-submit the original objection to the Planning Inspectorate

20/P/01216 Land off Field Way, Send

Residential development comprising 9 dwellings

Agreed response: - To re-submit the original objection to the Planning Inspectorate

5. Other applications

20/P/00482 Land at 92&94 Potters Lane

Erection of 29 dwellings (12 affordable) including access, associated garages, parking, open space, play area and landscaping following the demolition of 2 dwellings (92 and 94 Potters Lane)

To note that an appeal has been lodged against the refusal of this application

Agreed response: - To be discussed at the next meeting

6. Neighbourhood Plan Referendum

It was noted that the Referendum will take place on 06.05.21

It was **agreed** to recommend to the Council Meeting to take forward the production of an information leaflet with a target of circulation to residents in April.

7. Peer Challenge Review

It was **agreed** that a response will be submitted to GBC

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

20/P/02098 110 Potters Lane – erection of a single storey front extension

APPROVED

20/P/02099 Trackspeed House, Portsmouth Road – erection of 1.8m high metal fence & access gates

REFUSED

19/P/02149 Land to the rear of 5 Send Barns Lane – outline application for the erection of 28 houses

REFUSED

The open and closed planning enforcements were noted

9. Date of the next Planning Committee

The next Planning Committee meeting will be on Monday 15th March 2021 at 7.15pm via Zoom

The meeting closed at 7.46pm

