



SEND PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD AT 7.00 PM ON 19th April 2021 via Zoom

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

Two members of the public, Borough Cllr S Parker, Cllr P Beddoes and Cllr J Osborn were 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 29th March 2021 were approved.

4. Planning applications responses:-

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

Hybrid (part full/part outline) application comprising:

Full planning permission for 220 residential dwellings (Use Class C3), Travelling Showpeople plots (Sui Generis) and 81 sqm community facility (Use Class F.2(b)), with associated open space and landscaping, means of access, parking, drainage, utilities and infrastructure works, temporary and permanent 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) with associated open space and landscaping (including a landscape bund and acoustic fencing), means of access, enabling infrastructure and other associated works. (Amended description and plans and Environmental Statement addendum received 24.02.2021 for drainage (SuDS), design, layout, landscaping, housing mix, scale, parking of phase 1, masterplan and affordable housing mix for phases 2 & 3)

Agreed response: - Objection. Response attached

21/S/00003 Guildford Railway Station, Station View, Guildford

Request for a Scoping Opinion for Blocks A1, A2, B/C and D of mixed use Station re-development under The Town and County Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Agreed response: - No comment

21/P/00561 114 Potters Lane

Proposed new boundary treatment to front of property, with new brick wall with piers

Agreed response: - No comment

21/P/00609 15 Send Barns Lane

Single storey rear extension following demolition of conservatory

Agreed response: - No comment

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).

Agreed response: - Objection.

Send Parish Council appreciates that at this stage, additional submissions are restricted to the proposed traffic calming measures adjacent to the proposed development site.

We would however strongly object to the proposals for the following reasons:-

1. The proposals are limited solely to the area adjacent to the development site. There are problems with speeding traffic along the length of Potters Lane, and these proposals will do nothing to alleviate the wider problem in the road

as a whole, merely potentially address a very limited part of Potters Lane. Any proposed traffic calming measures should be directed for dealing with the problems in the road as an entirety, not merely to the immediate vicinity of the development so as to facilitate a grant of planning permission.

2. The proposals appear to disregard entirely the nature of vehicles that use Potters Lane. This is a semi-rural location, with farm land on both sides of the road at the southern end of Potters Lane. Large tractors and trailers have to use the road to access the farm land, most notably at Cricketshill Farm and Send Hill Farm. As such, traffic using Potters Lane is not confined to small vehicles. Large tractors and long, wide trailers also have to use it to access the farm land. The proposal, with the severe narrowing of the carriageway at each end of the traffic calming proposal, would make it extremely difficult for such vehicles to enter the restriction, forcing them to commit to the centre of the road and be fully in a straight ahead position for the duration of the restriction to avoid fouling the extensions from the curbs on either side.

3. The proposed measures would create an extremely busy street scene, especially for traffic heading in a northerly direction, away from the A3, which is the vast majority of traffic using Potters Lane. On approaching the restriction, such traffic would need to have regard not only to oncoming traffic, but to traffic emerging on the left from the proposed development or turning right in to it from the Send village direction. This is in addition to any traffic leaving or joining Briar Road to the right, which joins Potters Lane 15 metres or so from the entrance to the proposed development. Drivers would thus have potentially several potential problems to deal with simultaneously as they reach the constriction heading north.

4. The proposals would reduce visibility and hugely inconvenience residents who would struggle to exit their properties, which raises significant safety concerns.

21/P/00641 6 Maple Road

Proposed part conversion of garage to habitable accommodation, a single storey rear extension and the addition of one ground floor side window

Agreed response: - Objection. The Parish Council objects to the loss of parking amenity on this already extended house

21/P/00659 The Hide A Way, 26 Stringhams Copse

Proposed single storey side extension

Agreed response: - No comment

21/P/00720 Langlands, Send Marsh Road

Conversion of garage to habitable accommodation including new pitched roof, conversion of existing loft space to habitable accommodation including front and rear dormer windows and insertion of roof lights on the front and rear roof slopes, single storey sides/rear extension with changes to fenestration

Agreed response: - No comment

5. Other applications

21/P/00746 Ashlyns, Send Barns Lane

Proposed garage conversion to habitable accommodation and single storey link extension to the house; single storey side extension

Agreed response: - Objection. The Parish Council is concerned that this proposal could result in a standalone property and suggests a condition is imposed that it is not used as a separate dwelling

6. Send Neighbourhood Development Plan

Cllr Esteves reported that the leaflets have been delivered to all residents in the village and notices have been put up on the noticeboards

7. The response from GBC with regard to the Planning Committee Peer Review was noted

8. To receive an update on previous applications and enforcements

20/P/02077 Harikoa Lodge, Send Marsh Road – ground floor and first floor front & rear extension	APPROVED
21/P/00121 Langlands, Send Marsh Road – conversion of garage to habitable accommodation	REFUSED
21/P/00393 14 Danesfield – conversion of the existing left hand garage into habitable dwelling space	APPROVED
21/P/00256 16 Danesfield – erection of a single storey rear extension	APPROVED
21/P/00431 Woodside Cottage, Burnt Common Lane – erection of a cabin outbuilding in garden	APPROVED

9. Date of the next Planning Committee

The next Planning Committee meeting will be on Tuesday 4th May 2021 at 7.15pm via Zoom

The meeting closed at 7.48pm

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SEND PARISH COUNCIL

19th April 2021

Please see the representation on behalf of Send Parish Council regarding our **OBJECTION** to Planning Application 19/P/02223 Land at Garlicks Arch, Send Marsh/Burnt Common, Portsmouth Road 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)

Send Parish Council has reviewed the additional documents that have been added to this application since January 2021 and the comments and objections to these documents are in addition to the two responses that have already been submitted with regard to this application.

Send Parish Council strongly objects to this application.

There is no clear infrastructure delivery plan and the Parish Council is concerned that the infrastructure required to support this new site is not being delivered before any work is started, as is required by Policy ID1 of the Local Plan. As such this application should not be progressed until the infrastructure required is in place. The "Supplementary es/addendum. appendix a6. transport appendices" document indicates there are some items still open and to be discussed, which suggests that making a decision on this application is pre-mature.

Considering infrastructure before development is not only a policy requirement of the Local Plan but given the raft of applications that have resulted from the village inseting, the cumulative impact on infrastructure must be considered.

Send has approximately 1900 homes. The Local Plan will add 665 homes by 2026. To date applications for a further 125 homes have been received which have either been approved or have been appealed. Whilst assessments of the individual sites may not identify significant infrastructure impacts, we cannot ignore that growing the village by 40% in 5 years requires cumulative assessment and mitigation.

The Parish Council also notes that an additional 70 documents have been added to the planning site since the original consultation period ended, and the responses from Clandon and Ripley Parish councils. This raises questions as to the soundness of the consultation if the information is not static before the consultation starts.

The Parish Council is also concerned that the full Section 106 agreement is not available at the time of this consultation. This is key to understanding the mitigations that will be put in place and should be part of the consultation.

Post-submission updates to the Application

1.5 The applicant states that they have worked to address queries and comments received by consultees and Guildford Borough Council. It does not appear that Send Parish Council's previous comments have been considered.

Phase 1 amendments

2.21 Provision of an 81 sq m community space within the ground floor of the apartment building fronting onto the central green

This addition of a new community space without any facilities is noted in the amendments. In both Send and Ripley there are Village Halls already established which would serve the development.

It is already evident that the pandemic will change how we as a nation work with an increase in home working. This not only needs to inform the design of all size homes that are built which will need to provide space for home working, but also the amenities on site.

The amenities need to provide retail space that can be walked to (the over 2 miles to Send or Ripley is not walkable).

The Council proposes that this space is used to create a retail outlet to serve the community

Off-Site Works

2.22 The existing non motorised user infrastructure around the proposed development is no longer compliant with current standards as described in the Department for Transport's Manual for the Streets supplementary Local Travel Note LTN 1/20. As such any additional traffic loading should consider this. Reliance on this infrastructure as part of the development's proposed green travel strategy is flawed in this approach. Improvements need to be made to the provision if any robust assurances can be given that an uptake of non-motorised travel will be seen, a contribution should be made to SCC Highways (Sections 14.1.3 and 14.1.4 of LTN 1/20) At present, there are no such assurances in place. See Section 6; figure 6-1 LTN 1/20 for desirable and minimum cycle and traffic separation distances. This may not be possible to achieve on some sections of the proposed route and the proposal needs to address this.

Additional carriageway works to enable the development will also require to take LTN 1/20 into account, creating an inconstant route for cyclists and pedestrians along the existing and new carriageway sections. The addition of a junction will also add to the hazards that non-motorised users face when traversing the junction compared to this previously uninterrupted route. Section 10.3.2 of LTN 1/20 lays out the requirement for this consideration.

There is ongoing work by SCC that is examining rural road speed limits, this means that it is possible that existing speed limits in the area may change, the proposal needs to show how any provisions are robust enough to withstand the existing posted speed limits on the proposed route changing +/- 10mph as that change may cause higher cycle traffic, or possibly make the proposed route unattractive to cycle users as no buffer currently exists on that route.

Suitable Alternative Natural Greenspace (SANG)

3.2 The site for the new SANG is located at Tithebarns Farm, Tithebarns Lane which is located to the south of the A3. This will be of limited benefit to the residents as there will be no direct pedestrian link to the site

Travelling Showpeople Plots

3.8 It is noted that the Showmen's Guild of Great Britain does not support the provision of plots at this location which contradicts with the statement by the applicant

3.11 The Parish Council disagrees with the Vectos report and the suitability of Kiln Lane as an access to the plots. The Lane is very narrow with no turning space and an unsuitable access onto Portsmouth Road and this together with the 18 Tonnes weight limit will make the plots inaccessible and unusable

Electricity Pylons

3.19/3.20 it is stated in the Introduction (1.3) that the landscaping scheme includes the removal of existing overhead pylons and in 3.20 it states that it is anticipated that the pylons will be removed as part of the initial infrastructure works preceding Phase 1, subject to the necessary approvals. However the layout of Phase 1 includes *necessary buffers to the pylons and overhead cables to provide flexibility if required to ensure the delivery of this initial phase is not delayed.*

Fibre to Premises

3.21 references the updated Utilities statement from Arup which includes in section 3.5.1 Openreach states “The existing network has sufficient capacity to cater for the development. Fibre to premises can be provided. The proposed development is likely to connect to the

existing Openreach infrastructure within Portsmouth Road”

High-speed internet, like electricity, water and gas, is now a critical utility and as such “fibre to premises” must be provided for all homes on this site by the developer before occupation.

In the Design & Access statement P50 Site Constraints: Utilities It is stated that it is intended to bury the electricity cables running across the site as part of Phase 2 of the development.

The Non-technical summary to the Environmental statement states *Removal of the visually intrusive electricity pylons on-site to improve views to and from the Site and the surrounding area*

Whilst we appreciate that UK Power Networks are responsible for applying for permission to relocate the power lines and arrange for the work to be done, there is obviously confusion and mixed messages with regard to this major area. Therefore it is imperative that the re-routing of the electricity infrastructure must be carried out ahead of Phase 1

The Guildford Local Plan (Policy ID1) requires that support infrastructure must be in place before development starts

S106 Heads of Terms

3.27-9 Send Parish Council requested the following which are in line with the aspirations outlined in the Send Neighbourhood Development Plan.

1. **Refurbishment and improvements to the Lancaster Hall** to ensure that the facility continues to meet the needs of the growing and changing community (separately the council has opposed the provision of a community facility being provided on the site as the need is for walkable retail facilities. Thus, improving the community facilities in the village should be prioritised) – Costing £250,000
2. Creation and **improvements of public open spaces** including our recreation grounds to meet the leisure and exercise needs of the community. This includes new play equipment for Send Recreation Ground and Maple Road Playground in Send Marsh – Costing £100,000 (This item is related to playing pitches and sports grounds)
3. Provision of a **new pavilion at the Recreation Ground** to meet increased community need for improved sport and leisure activities – Costing £50,000 (This item is related to playing pitches and sports grounds)
4. Provision of **additional public car parking particularly around the village centre/shop parade** – Costing £150,000 (This item is related to playing pitches and sports grounds)

What the council has been told has been agreed:

- £300,000 Provision of a new sports pavilion at the Recreation Ground to meet increased community need for improved sport and leisure activities, this item is related to playing pitches and sports grounds

- £150,000 environmental improvements that will be carried out to Send village centre

Whilst it is not clear from the limited information provided, it appears that items 2 and 4 are covered by the agreed items. However, the Parish Council is concerned that the refurbishment and improvements to the Lancaster Hall (item 1) has not been agreed. The Parish Council opposes the provision of a community centre on site as it feels the site is served by two centres (one each in Send and Ripley). More appropriate for the site is a retail facility which would be walkable, as opposed to the facilities in Send and Ripley, which are not. Therefore, improvements to the Lancaster Hall should be considered and funded.

In addition, there is no visibility of any S106 provision for the **medical facilities** which in its current format, is at capacity. This should be agreed and funded before Phase 1 of this site is started. Expanding medical facilities should be a priority as this takes time and needs to be completed ahead of full occupation of phase 1 of the site. Anything less will push the demand onto other equally stressed facilities at local hospitals.

The **education contribution** requested by SCC is £3,905,565 to fund 250 new places by the end of Phase 1. Send Parish Council is concerned that only 9% of this (£349,986) has been allocated to Send and Ripley for increasing Early Years provision at Send CofE Primary School. The remainder is for the provision of 125 primary school places within 3 miles and 89 secondary school places within 5 miles. This strongly suggests that children will need to be driven to school if these are 3 and 5 miles away especially as the public transport strategy is still not finalised. This is inconsistent with the concept of schooling in the community and commuting by walking/public transport and not increasing the number of journeys by car

Design & Access Statement Revision B (parts 1-18)

1.0 Introduction

Shopping

It is stated that:-

Due to its location with local shops and facilities in the surrounding area, the proposed site offers the opportunity to function as a 'Walk able Neighbourhood'

The only shop/facility that is in easy walking distance of the proposed development is the Little Waitrose at the Shell garage. There is a question as to whether this site can be classed as a long term facility with the move away from fossil fuels. Other facilities are a much longer walk which would encourage the use of a car.

The Parish Council stresses again that facilities should be included within this proposal

Leisure – exercise

It is stated that:-

The site will provide additional extensive areas of open space to those already available including play areas.

The Parish Council highlights again that there are no recreation areas in the first phase with most play spaces aimed at young children and limited provision for teenagers.

The SANG linked to this development is the other side of the A3 and will not have a direct pedestrian link.

Air quality

It is stated that:-

The aim for the design is to limit the causes and effects of vehicle emissions by providing alternatives to private car use through walking or cycling to destinations both within the site and those nearby. The landscape buffers around the development site will help reduce noise and emissions from passing traffic.

This site is adjacent to the extremely busy A3, part of the SRN, and will therefore be affected by high levels of both noise and emissions. This is detailed on Page 69 (Design process – response from GBC) showing proposed mitigation of negative health impacts of A3 traffic exposure on housing development. It is stated in 3.16 of the Planning Statement Addendum that the completion of the bund (landscaped earthworks and a permanent acoustic barrier) will be completed within Phase 2 and only a temporary acoustic fence constructed as part of the Phase 1 works. In 3.18 it is stated that *some properties in Phase 1 will be occupied prior to the completion of the temporary fence* and therefore the air quality of these future residents must be considered.

There are no destinations proposed within the site for residents to walk or cycle to.

As detailed previously the proposed community space has no facilities and a retail outlet is proposed

P11 Introduction: Sustainability and Energy Strategy

It is stated that dwellings will be located outside of flood zones. The site for Travelling Showpeople Plots remains located directly adjacent Flood Risk Zones 2 and 3.

This site is subject to heavy flooding with areas of the site often under water in the winter months.

The Parish Council challenges the summary in the Non-technical summary to the Environmental statement that *the effects of the proposed development on water resources and flood risk following the proposed mitigation measures are negligible.*

It is extremely concerned about the proposed flood alleviation scheme and the impact that the large amount of impermeable hardstanding will have on the area. The green spaces are located on the water meadows which are in the flood zone and could be under water

P54 Design Framework – Policy and Guidance

The applicant notes the allocation of Guildford Borough Council Local Plan Strategy and Sites Policy A41: Land at Garlick's Arch, Send Marsh / Burntcommon and Ripley. The applicant should also note that both the Send Neighbourhood Development Plan and the Lovelace Neighbourhood Plan and the have been Examined and carry 'significant weight'. The Policies contained in both Plans must be considered in the proposals for development at Garlick's Arch.

Page 99 Character Areas – The Village: Linear Green (Clandon Road Entrance)

Open space alongside Primary Street backed by A3 edge acoustic bund and fence. It is noted on Page 127 Play Strategy that this is designated as the Southern Open Space with a play zone for older children and this is questioned in terms of whether it is the correct location for a play area based on air quality

P125 Landscape Proposals: Landscape Character Zone 10 – Woodland

The Parish Council is concerned about the proposal for ongoing management of the existing woodland at the site, much of which is designated Ancient Woodland, and who would be responsible for the management of the woodland.

P127 Play Strategy

This section details the play areas proposed for the development and the Parish Council is very concerned that this is insufficient provision. As noted by the GBC Parks Project Officer these plans lack play provision for the number of houses proposed.

The playgrounds currently situated in Send and neighbouring communities would not be able to support additional use by residents of this development. The main playground on the Recreation ground in Send has **NO** parking facilities available and despite the developer stating that residents would use green transport the reality is that residents would drive to facilities.

It therefore must be stated very strongly that there is no parking provision in Send village and it could not support the development, so additional play facilities need to be provided on site from Phase 1

P158 Access and Movement: Parking and Waste Collection

Parking standards set out in Send Neighbourhood Plan Policy Send 8 – Car parking provision and Guildford Local Plan Policy ID3 will apply to Phase 1 & 2 of the development.

It is noted that garages and parking bays will be designed to enable electric charging points to be installed if required but these should be incorporated within the development. (Policy Send 7 – Supporting sustainable transport)

Page 190 Conclusions

The proposed scheme will create a new extension to the existing residential neighbourhoods of Burnt Common and Send Marsh with good links to existing facilities and amenities through the enhancement of the local footpath, cycleway and highway network together with enhanced public transport provision. The proposed scheme will create a community space as a social hub for the new development and existing residents

The Parish Council emphasise that the neighbourhoods of Burnt Common and Send Marsh are part of the village of Send and that the facilities are unlikely to be able to support a development of this size. Additional facilities for retail and play spaces are required on site and extensions to the Village Medical Centre should be in place prior to development. The public transport in the village is very limited and the proposal just includes a diversion of an existing bus route.

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