



SEND PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE MEETING HELD AT 7.00 PM ON 5th July 2021 in the Upper Room at the Lancaster Hall

Present: Cllr A Beames, Cllr J Manktelow, Cllr P Oven (Chair) and Coral Davis (Deputy Clerk)

There were three members of the public present

Public session

Members of the public raised concerns about the proposals for Porth, Send Hill, Land off Send Hill and Elmsleigh House.

1. Apologies for Absence

Apologies were received from Cllr J Brooker and Cllr J Osborn

2. Declarations of Interest

There were no declarations of interest

3. Minutes

The Minutes of the Planning Committee held on 21st June 2021 were approved.

4. Planning applications responses:-

20/P/00816 Burnt Common Nurseries, London Road

Proposed commercial development comprising 3,303sqm floorspace for light industrial (B1(c)), general industrial (B2) and storage and distribution (B8) uses, internal access road, 110 parking spaces and overflow parking/external storage, 18 delivery vehicle bays, bicycle parking, bin stores and landscaping including attenuation pond

Agreed response: - Objection. See separate objection

21/P/01272 11 Bramble Way

Two storey side extension and a single storey rear extension with two rooflights. Creation of an additional dormer window to the front elevation and enlargement of existing dormer window to the rear elevation

Agreed response: - Objection. The Parish Council objects to this application as it represents overdevelopment of the property in a compact head of the cul-de-sac location. The substantial proposal would create a very bulky house for the plot size and would be out of keeping with neighbouring properties

21/P/01259 8 Elm Close

Proposed single storey rear extension following demolition of the existing conservatory

Agreed response: - No comment

21/P/01277 Cherrytrees 47 Potters Lane

Erection of wrap around conservatory to replace existing and provide disable wheelchair access and living accommodation (retrospective application)

Agreed response: - No comment

21/P/01262 Send Court Farm, Church Lane

Single storey rear extension together with alterations

Agreed response: - No comment

21/P/01289 Riverview Cottage, Potters Lane

Erection of a new front porch, part single/two storey side extension and single storey rear extension along with changes to fenestration following demolition of existing porch

Agreed response: - No comment

21/P/00307 Porth, Send Hill

Erection of four detached dwellings with associated access, parking and landscaping following demolition of the existing dwelling and outbuildings

Agreed response: - Objection. The Parish Council is strongly opposed to this application which represents overdevelopment of the plot.

There have been a number of applications on this site and an application has been approved for three dwellings. This revised plan is for four houses (previous application for four houses was refused by GBC) which are 70% bigger than the three properties approved. This would increase the density of this back land development and is not acceptable infilling. It must be stressed that this is not a designated site in the Guildford Local Plan or SLA and is a speculative development.

The proposal contradicts policies D4 1a and D4 1d of the Guildford Local Plan:-

- D4 1a –it fails to integrate well with the built environment
- D4 1d - it fails to respond meaningfully and sensitively to the site, its characteristics and constraints, and the street pattern patterns, spaces around buildings and layout and mass of surrounding buildings.

The designs are out of keeping with the area and the proposal would spoil the amenity and privacy of the surrounding properties, particularly Greystones and The Nest, due to the bulk and size of the properties. There are also concerns about the suitability for access for the refuse lorry and other large vehicles

The development in Send Hill is in linear form and this proposal reflects a break from this with the creation of a cul-de-sac.

SPC highlighted in their previous objection that the Ecology report was out of date and that the site supported foraging and commuting bats. The new Ecology report includes a bat report but it must be noted that the original property has already been demolished and that there is a bat box in one tree which is proposed to be taken down. Several mature trees were previously removed from the site, which has spoilt the area, but it is important that the hedgerow and tree habitats are retained as the area is a habitat that hosts a great deal of wildlife. The NPPF Section 117 states that there should be a biodiversity gain and this proposal will result in a biodiversity loss.

The statement from the GBC Planning Committee Peer Review must also be noted – ‘There is a risk that the planning policy will be out of date and the local environment will be vulnerable to speculative development that runs counter to a plan based system’

The Parish Council is concerned that the site has already been marked out for four properties.

21/P/01087 136 Send Road

Proposed dropped kerb

Agreed response: - No comment

21/P/01305 Land off Send Hill

Advertisement consent for two non-illuminated free standing sign posts

Agreed response: - Objection. The Parish Council objects strongly to this application. The proposed sign (which was erected without permission) is excessively large, unnecessary and out of keeping with the site. It could also be a distraction to drivers and therefore raises safety concerns. The proposal is open ended and is therefore not restricted to the development and this is totally unacceptable. There are also great concerns about the message to be displayed as there is only a small reference to the development with the bulk being related to advertising for development land. This is a big issue for residents in Send where there has been and continues to be huge amount development under the Guildford Local Plan.

20/P/00482 Land at 92& 94 Potters Lane – APP/Y3615/W/20/3265828

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)

It was noted that the Appeal Hearing will take place on 20th July 2021

5. Other applications

21/P/01297 Elmsleigh House, 8 Send Barns Lane

Demolition of existing dwelling and erection of 9 dwellings with associated access, landscaping, associated works (including flood compensation) and parking

Agreed response: - To be discussed at the next meeting

21/P/01374 Homelands, 101 Potters Lane

Proposed tiled dormer to side elevation of main house

Agreed response: - To be discussed at the next meeting

6. The Surrey Hills AONB proposal will be discussed at the next meeting

7. Update on previous applications and enforcements

21/P/01133 Watendlath, Bush Lane – variation of conditions 2&3 of 19/P/01687 to allow modifications APPROVED

21/PO00329 New Oaks, Boughton Hall Avenue- extension to existing garage loft with dormers & rooflights REFUSED

8. Date of the next Planning and Environment Committee

The next Planning and Environment Committee meeting will be on Monday 19th July 2021 at 7.15pm

The meeting closed at 7.49pm

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