



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 7.15 PM ON 2ND AUGUST 2021 in the Upper Room at the Lancaster Hall

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

1. Apologies for Absence

There were no apologies

2. Declarations of Interest

There were no declarations of interest

3. Responses

The responses to the applications on the agenda for the cancelled meeting on 19th July 2021 were approved

4. Planning applications responses:-

21/P/01443 Land to the rear of 120 to 130 Potters Lane

Retrospective application for the introduction of a new gated access point to the site in order to provide safer access for vehicles and pedestrians

Agreed response: - Objection. The Parish Council objects to this retrospective application and note that this gate has been the subject of an Enforcement enquiry for unauthorised construction of the gate and access track.

There is conflicting access information provided in the Planning statement (122-124 Potters Lane) and the Access statement (120-118 Potters Lane) which is confusing and unprofessional.

The gate is very wide at 5m and is out of keeping with the surrounding area. The documentation states that there will be no additional vehicle movements and therefore the gate is far in excess of requirements. There is concern that it may encourage more vehicles at this junction which is located at the point that the speed limit changes from 40mph to 30mph.

21/P/01524 6 Farm Lane

Proposed single storey rear extension following demolition of existing garage

Agreed response: - No comment

89/P/01177/S106/1 Waterside Farm Cottage, Wharf Lane

Application to Discharge or Modify Section 106 agreement

Deed of variation to the Section 106 agreement dated 13/01/1992 for planning approval 89/P/01179 to discharge planning obligation set out in Paragraph 1(b) of the First Schedule of the section 106 agreement which reads as follows:- 'There shall be one dwelling house only on the land shown edged brown on the Plan'

Agreed response: - Objection. The Parish Council objects very strongly to this application to discharge the section 106 agreement and note that the location plan included in the documentation is completely inaccurate.

This covenant was put in place 30 years ago to protect the residents of Wharf Lane from future development and parking and the residents of Sanger Drive from being overlooked.

The point of the covenant is being questioned; however its imposition is as equally valid now as it was then. The purpose of the covenant is still exactly the same as when it was put in place and is still clearly relevant today and must not be removed purely to satisfy a developer. The change in the Green Belt status does not affect the reason for the covenant at all.

The covenant is also essential to protect the wildlife and to safeguard the Wey Navigation corridor.

The following policy from the Send Neighbourhood Development plan is relevant to this application:-

Policy Send 1 – Design

High quality and sustainable design is expected in Send and shall conserve and enhance its heritage and environmental assets including the Wey & Goodling 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 Character Assessment and respects and retains key natural landscape assets. In particular the following areas:-

A. Wey Navigation and River Wey – proposals must conserve and enhance the Wey & Goodling Navigations Conservation area. This proposal would seriously detract from it

B. A247 and Sanger Drive – proposals must retain its open green feel with wide verges and trees, stretches of hedging and swathes of wild-flowers and daffodils

There is no need for this development as it is not in the Local Plan or the Land Availability Assessment and it is not needed to provide houses within the GBC Local Plan. There are also insufficient services to support any development in this area. The buffer for the five year housing supply has been reduced from 20% to 5% which indicates that no additional supply is required. This site is clearly not needed to supply the GBC plan.

The Parish Council are also concerned about the conflict of interest that Guildford Borough Council has with regard to their ownership of the Wharf Lane garages and the potential financial gain of the sale of this asset if planning permission is granted by Guildford Borough Council.

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’

20/P/01216 Land Off Field Way - Inspectors request APP/Y365/W/20/3264210

To provide comments on any implications of the adopted Neighbourhood Plan for the appeal, with reference to any relevant policies of the plan

Agreed comments: - The policies that are relevant to this application are as follows:-

Policy Send 1 – Design

High quality and sustainable design is expected in Send and shall conserve and enhance its heritage and environmental assets including the Wey & Goodling 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 Character Assessment and respects and retains key natural landscape assets. In particular the following areas:-

J. Portsmouth Road, Burnt Common and Clanton Road – proposals must reflect the variety of styles and land uses in this area and retain the mature trees along the roads. The proposal is not in keeping with properties in Field Way and Burnt Common Lane and a large number of mature trees were removed prior to the application being submitted

Policy Send 2 – Housing Development

Housing development in Send Parish will be supported provided that:

A. It is on a site allocated in the Local Plan or other subsequent Development Plan Documents which complies with the development guidelines or briefs adopted by Guildford Borough Council. This site is not in the Guildford Local Plan or the Land Availability Assessment

B. Within the settlements of Send, Send Marsh and Burnt Common inset from the Green Belt it comprises development that reflects the character and settlement pattern of the surround area and avoids or mitigated increased pressure on community or transport infrastructure in the area. This proposal does not reflect the character and settlement pattern of the area, which is mostly linear, and the proposal is small estate. It does not avoid or mitigate pressure on the transport infrastructure and would in fact add pressure to the transport network

Policy Send 4 – Green and Blue Infrastructure

Proposals for development within Send Parish that complies with other Development Plan policies will be supported provided that:-

B. they include the provision and enhancement of green and blue infrastructure within Send Parish, including wildlife habitats and corridors, proportionate to the scale of the development. This proposal does not enhance the green infrastructure and the removal of trees was harmful for wildlife

C. they seek to achieve net biodiversity gain proportionate to the scale of development and, where appropriate, they contribute to meeting the objectives of the River Wey Biodiversity Opportunity Area. This proposal does not achieve biodiversity gain and a natural habitat area has already been removed

5. Other applications

There were no other applications

6. Update on previous applications and enforcements

There were no updates and the current and closed enforcements were noted

7. Environmental Issues

Parking

It was agreed that residents in Lower Sandfields will be referred to GBC with regard to the parking issues and that the Parish Council supports the retention of the green spaces

HGV and trailer driver training on Send Road

The Parish Council will write to the SCC County Councillor and will advise residents to record any details of dangerous driving and report them to the police and SCC Highways department.

8. Date of the next Planning Committee

The next Planning Committee meeting will be on Monday 16th August 2021 at 7.15pm

The meeting closed at 8.11pm

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