



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON 1st NOVEMBER 2021 AT 7.30 PM in the Upper Room at the Lancaster Hall

Present: Cllr P Oven (Chair), Cllr C Heath, Cllr J Manktelow, Cllr J Osborn, and Coral Davis (Deputy Clerk)
Councillor P Beddoes was also present

1. Apologies for Absence

There were no apologies for absence.

Cllr A Beames and Cllr J Brooker did not attend the meeting

2. Declarations of Interest

There were no declarations of interest

3. Minutes

The minutes of the meeting held on 18th October 2021 were approved.

4. Planning applications responses:-

21/P/01925 Pine Cottage, Send Hill

Proposed erection of a detached 4 bedroom house and all associated works following demolition of an existing garage

Agreed response: - Objection.

Send Parish Council objects strongly to this application. This site is not allocated in the Guildford Borough Local Plan or the Land Availability Assessment. It is therefore another 'windfall' site and there is no demonstrated need for this additional four bedroom home in this location, particularly noting the updated figures from GBC which confirms a 7.34 years supply of housing.

It is to be noted that since the Local Plan was adopted, the need for the number of houses to be built as the 'buffer' for a 5 year housing supply, has been reduced from 20% to 5% from 1st April 2021.

We cannot ignore the cumulative impact of the continued infill development in Send. By 2025 Send will have grown by one third in 6 years with a population increase of 40-50% which is highly significant. This is particularly noticeable in this area of the village which is being urbanised which is strongly at odds with the semi-rural character of the area.

Another property represents overdevelopment of the site. There is also concern about the property next door, Green Horizons, being overshadowed by the development due to the close proximity of the proposal to the boundary. It is also noted that the applications are being undertaken in a piecemeal fashion.

The Ecology assessment indicates that the site is used by common and rarer species of bats for foraging and commuting purposes. Any development would therefore result in another loss of habitat and further harm being inflicted on the ecology of the area. The assessment does not refer to the TBHSPA and yet the site is within the 400m to 5km zone of the Special Protection Area and has the potential to significantly adversely impact the integrity of the TBHSPA.

Send Hill is a narrow road with no facility for parking and which is not easy to pass on. It must also be noted that there is an allocated site in the Local Plan further up Send Hill for 40 houses and this must be considered when looking at windfall sites on this road.

20/P/01415 Send Barns Stables, Woodhill

Erection of 1x2 bedroom, 3x3 bedroom, 2x4 bedroom and 1x5 bedroom dwelling and replacement B1 (office) unit following demolition of the existing buildings

To note that an Inspector will hold a one day Hearing at GBC Council Offices on 09.11.21 at 10am

5. Other applications

There were no other applications

6. Update on previous applications and enforcements

19/P/02149 Land to the rear of 5 Send Barns Lane – Outline application for the erection of 29 dwellings. To note that the appeal has been dismissed

7. Environmental Issues

Parish Councils Climate Change Liaison Group

JO reported that the group will be lobbying on areas of concern for the villages and work together on projects

1. Electric Charging Points - If 10 PCs work together then GBC can obtain a funding grant
2. Cycle ways – use of the bridleway system to encourage cyclists off the road
3. Local Plan – consultation of non-strategic policies
4. Blue Heart scheme –requests can be made on the SCC website for areas of grass verge not be cut

8. Parking Review

It was agreed to arrange a site meeting with SCC to discuss the parking situation in the village centre

9. Date of the next Planning Committee

The next Planning Committee meeting will be on Monday 15th November 2021 at 7.15pm

The meeting closed at 7.59pm

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