



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON 15th AUGUST 2022 AT 7.15 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)

There was one member of the public present

1. Apologies for Absence

Cllr A Beames did not attend the meeting

2. Declarations of Interest

There were no declarations of interest

3. Minutes

The minutes of the meeting held on 1st August 2022 were approved

4. Planning applications responses:-

22/P/01361 37 Potters Lane

Certificate of Lawfulness for existing use to establish whether the use of the building as a single self-contained dwelling house began more than four years ago from the date of this application

Agreed response: - No comment

APP/Y3615/W/22/3297665 and APP/Y3615/C/22/3300655

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

Retrospective application for the introduction of a new gated access point

Agreed response: - Objection. The Parish Council objects to this application in the Green Belt and notes that the applicant does not show any very special circumstances to defeat the presumption against planning. The site is also adjacent to the Wey Navigation corridor.

The siting of the gate and associated works are out of place in the Green Belt and amount to inappropriate urbanisation. A retrospective application has been refused before in 2004, and the circumstances remain identical. Accordingly the Appeal should be refused and Enforcement action continue.

The proposal is contrary to Policies P2 and D1 of the Guildford Local Plan and Policy Send 1 – Design of the Send Neighbourhood Development Plan, in particular Paragraph A) as the proposal fails to conserve and enhance the Wey and Godalming Navigation area.

There is already access to this land between 122-124 Potters Lane which has been in place for a very long time and has proved adequate for use by heavy farm vehicles and also the applicant's own HGV and plant.

The application states that it is agricultural land but it has not been used as such for decades and is covered in Ragwort. 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 12 metres from the change in speed limit from the National speed limit to 30mph. The traffic coming from the A3 direction is travelling downhill and around a slight bend before arriving at this location. Accordingly the speed of vehicles may not have reduced sufficiently and the limited visibility, if the gate remains at this point, would represent a huge hazard to slow moving vehicles that may have already committed to a manoeuvre entering or leaving by this gate. It would also provide a hazard to vehicles already on the road

The visibility splays detailed in the Planning Statement 4.1 are misleading and indicate that visibility would be better from the new gate, but this is questionable as the existing gate is on a straight section of road where the speed limit has already been reduced. There is also no mention of the speed limit sign in the Planning Statement which appears to be a glaring omission.

In light of the above, the proposal fails to meet Paragraph 111 of the NPPF.

5. Other applications

22/P/01225 10 Beech Drive

Proposed single storey side/rear extension to existing extension with new roof over following partial demolition of existing garages

Agreed response: - To be considered at the next meeting

6. Update on previous applications and enforcements

21/P/02274 Sendale, Send Marsh Road – two storey side and single storey rear extensions	APPROVED
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22/P/000006 5 Willow Drive – erection of a first floor side extension & ground floor rear extension	APPROVED
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22/P/00910 Broome Cottage, Sandy Lane – Certificate of Lawfulness for an existing development	APPROVED
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7. Date of the next Planning & Environment Committee

The next Planning & Environment Committee meeting will be on Monday 5th September 2022 at 7.15pm

The meeting closed at 7.33pm

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