



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON 17th JANUARY 2022 AT 7.00 PM in the Upper Room at the Lancaster Hall

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

1. Apologies for Absence

Apologies were received from Cllr J Brooker, and Cllr C Heath

2. Declarations of Interest

There were no declarations of interest

3. Minutes

The minutes of the meeting held on 20th December 2021 were approved.

4. Planning applications responses:-

21/P/02490 and 19/P/00027 Clockbarn Nursery, Tannery Lane

Variation of condition 2 (plans) of Planning Application 19/P/00027 approved 25.09.19 regarding plans for garages

Agreed response:- No comment

21/P/02574 5 Send Barns Lane

Outline application for the erection of 24 dwellings with associate landscaping and parking following the demolition of 5 Send Barns Lane; creation of a new access of Send Barns Lane (all matters reserved except access)

Agreed response: - Objection.

Send Parish Council objects very strongly to this application for the following reasons:

1. There is no demonstrated need for the housing with the supply met by the Local Plan
2. The Local Plan demonstrates a five year supply of deliverable housing sites and the recently updated figure confirms a 7.34 years supply
3. 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, which demonstrates that the housing provision is on target. Therefore any sites not included in the Local Plan, of which this is one, should be refused.
4. The cumulative impact of the developments that have been proposed on Send Barns Lane and Send Road cannot be ignored. Since the Local Plan was adopted in April 2019 there have been applications for 142 properties between the junction with Tannery Lane and the Villages Medical Centre and of those 83 have been approved. These applications all exit onto Send Road or Send Barns Lane and will impact the traffic levels and congestion in the area.
5. The land is inset but is outside the settlement boundary of the village. The proposal represents an unacceptable form of back land development and is overdevelopment of previously Green Belt land. The incongruous development is out of character with the surrounding area and out of keeping with the general pattern of ribbon development in the surrounding area. It would therefore fail to integrate well with the existing built environment and fails to comply with policy Send 2b of the Send Neighbourhood Development Plan
6. The proposal represents the introduction of an urban environment into a semi-rural area which would create material harm to the character and appearance of the local area and allow development to dominate. As such, it would conflict with Saved Policies G1 and G5 of the Guildford Borough Local Plan (2003) (the GBLP) and Policy D1 of the Guildford Borough Local Plan: Strategy and Sites 2015 – 2034 (2019) (the LPSS). These policies, amongst other things, require new development to achieve a high quality design that responds to the distinctive local character of the area in which it is set, respect established street patterns, enhance existing natural features on the site, minimise the visual impact of traffic and associated access and parking, ensure that buildings and spaces at pedestrian level provide visual interest and a sense of place and identity, ensure that new spaces created through development have an attractive and identifiable character, and provide a high quality public realm.
7. The development would mean the loss of an existing, distinctive, open piece of land which provides visual amenity value for this area of Send. It would also represent the loss of Green Belt corridor for wildlife

8. The site lies within the 400m to 5km zone of the Thames Basin Heaths Special Protection Area (TBHSPA). Such a development as proposed would clearly have a significant impact on the SPA, yet the proposal contains no provisions for mitigating the harm such a development would inevitably cause.
9. The mix of housing does not represent the requirements of the Local plan
10. Parking is totally insufficient for the residents, let alone any visitors and there is no facility for on road parking on the A247 or other roads in the vicinity. The provision of 45 spaces for 24 houses represents 1.875 spaces per dwelling whereas the minimum requirement is 2 per dwelling. This is not in keeping with SNDP Policy 8
11. The proposal would remove the privacy and amenity from a number of neighbouring properties in Send Barns Lane, Box & Holly Court, Tice Court and Send Marsh Road. Numbers 6 & 6A Send Barns Lane would be sandwiched between two access roads to developments (20/P/01885 Elmsleigh Farm, Send Barns Lane)
12. The area is subject to regular flooding and with the new houses already built this could exacerbate the problem
13. Traffic on the Send Barns Lane is already at capacity with regular long tailbacks. The Transport statement estimates up to 8 vehicle movements in the morning and evening peak from a development of 24 houses with 2 cars per household. This does not sound credible
14. The proposal is very close to the traffic lights where a number of accidents have been recorded
15. Visibility for access from the site would be difficult during school drop off and collections and children walking to school. There is no safe pedestrian crossing outside the school and an increase in the number of vehicles and limited visibility would increase the risk

21/P/02354 Meadow View, Send Marsh Road

Erection of gate onto public footpath 41 (retrospective application)

Agreed response: - No comment

5. Other applications

21/P/02630 Trackspeed House, Portsmouth Road

Erection of 1.525m high metal fence and access gates

Agreed response: - No comment

21/P/02584 50 Send Road

Proposed part single/part two storey rear extension and one rear dormer following demolition of conservatory

Agreed response: - To be discussed at the next meeting

21/P/02365 Meadow Lea, Send Marsh Road

Raising of the roof to create additional storey to replace existing first floor. Single storey rear infill extension

Agreed response: - To be discussed at the next meeting

6. Proposed Submission Local Plan: Development Management Policies consultation

This will be discussed at the next meeting

7. Letter to the GBC Monitoring Officer regarding 21/P/01581 Waterside Farm Cottage

This will be considered at the Council Meeting

8. Surrey Hills AONB Boundary review

It was agreed not to submit a response

9. Update on previous applications and enforcements

20/P/01940 2 Heath Barn Cottages, Send Marsh Road-proposed erection of eight 2 bedroom dwellings	REFUSED
21/P/00352 Oldlands, Burnt Common Road – proposed erection of 29 residential dwellings	WITHDRAWN
21/P/02256 Grantchester, Boughton Hall Avenue- porch extension, rear extensions at ground & first floor	APPROVED
21/P/00307 Porth, Send Hill – erection of four detached dwellings with associated access	APPROVED
21/P/02312 Bowshotts, Boughton Hall Avenue-enlarged front porch, conversion of garage	APPROVED

10. Date of the next Planning & Environment Committee

The next Planning & Environment Committee meeting will be on Monday 7th February 2022 at 7.15pm

The meeting closed at 7.34pm

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SPC Planning & Environment Committee 17.01.2022