



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON 9th MAY 2022 AT 7.15 PM in the Upper Room at the Lancaster Hall

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

1. Apologies for Absence

Apologies were received from Cllr J Manktelow

2. Declarations of Interest

There were no declarations of interest

3. Minutes

The minutes of the meeting held on 4th April 2022 were approved.

The responses to the following applications were noted:-

22/P/00404 2 Heath Barn Cottages

Proposed ground floor front infill extension, roof extension to include two front dormers, three rear dormers and Juliet balcony and single storey rear extension

Response: - Objection. The Parish Council objects to this application as it represents overdevelopment of this relatively small property as the width of the roof would be doubled. The proposal would ruin the balance of the pair of cottages and would represent a change in the style and character of the property. It would also spoil the street scene.

22/P/00393 The White House, Send Barns Lane

New detached dwelling

Response: - Objection. Send Parish Council objects strongly to yet another windfall application as there is no demonstrated need for the housing with the supply met by the Local Plan. This windfall proposal represents overdevelopment of the plot creating an unsuitable density in this location. The development would result in the loss of amenity and privacy for the adjacent property, Norrels House, due to the proximity of the building the boundary and the potential damage to the tree screen. There is a shared driveway for Norrels House, Trebarwith and The White House which has a very narrow exit onto Send Barns Lane and is on a bend with a restricted sight line from the westerly direction. The Local Plan demonstrates a five year supply of deliverable housing sites and the recently updated figure confirms a 7.34 years supply. 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.

22/P/00392 Jesmond Dene, 73 Potters Lane

Single storey extension to the rear of the existing chalet bungalow following demolition of existing attached garage

Response: - Objection. The Parish Council objects to the proposal for this single storey (not chalet) bungalow. The property has already been extended but is still a fairly small bungalow, one of the few remaining in the village. The proposal would result in the loss of light and privacy to the neighbouring property, 71 Potters Lane.

22/T/00076 Bowshotts, Boughton Hall Avenue

Reduce the crown overhanging the garden to leave a radial branch spread of no less than 5 meters and Oak to the rear of the Copse-reduce the crown overhanging the garden to leave a radial branch spread of no less than 6 meters TPO 10 of 2010

Response: - No objection but a comment about the works taking place after the nesting season.

4. Planning applications responses:-

22/P/00567 and 19/P/01559 The Old Hall, Send Marsh Road

Variation of condition 2 of planning application 19/P/01559 approved 27.01.20 to allow for improvements to the functionality of the building

Agreed response: - No comment

22/P/00614 2 Valentine Cottages, Tannery Lane

Construction of two storey side extension following demolition of existing garage

Agreed response: - Objection. The Parish Council objects to this application as it represents overdevelopment of the plot. The proposal involves the loss of the garage and an extension almost doubling the size of the property. The proposal would also result in the loss of two parking spaces which, combined with the extension of parking restriction in Tannery Lane, would result in more parking issues in the area

22/P/00620 2 Heath Barn Cottages, Send Marsh Road

Erection of two buildings comprising 4 residential units following demolition of existing outbuilding, removal of hardstanding and associated works

Agreed response: - Objection. The Parish Council objects very strongly to this application. This site is in the Green Belt and no exceptional circumstances have been demonstrated that justifies development on this site. The site is not allocated in the Local Plan or the Land Availability Assessment. The Local Plan demonstrates a five year supply of deliverable housing sites and the recently updated figure confirms a 7.34 years supply. 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 there is **no** identified housing need and any sites not included in the Local Plan, of which this is one, should be refused.

The application is out of date as it details the emerging Send Neighbourhood Plan. The Send Neighbourhood Development Plan has been adopted and this proposal does not comply with Policy Send 2 paragraph c which states:-*Within the Green Belt it comprises limited infill development on sites considered to be within the village or other development that complies with the exceptions set out in paragraphs 145 and 146 of the NPPF*

The site also lies within the 400m to 5km zone of the Thames Basin Heaths Special Protection Area (TBHSPA) and the development would be extremely close to the western boundary and intrusive for the properties in Maysfield Road.

22/P/00646 Coltsfoot Cottage, Send Hill

Proposed second storey side extension with new pitched roof and skylights

Agreed response: - No comment

22/P/00661 13 Send Close

Single storey rear extension and loft extension to include side and rear dormers

Agreed response: - No comment

22/T00087 5 Danesfield

T1 Conifer – reduce height down by 4.5m and remove hanging limb from adjacent tree. T2 Beech – reduce all over by up to 2.5m (TPO P1/201/413)

Agreed response: - No comment

5. Other applications

22/T/00093 The Freeman Building, 1 Gallileo Drive

Willow (T1) - re-pollard to previous growth points. Oak (T2) crown reduce by 4m all round to reshape and rebalance canopy; remove major deadwood to lessen impact on neighbouring properties (TPO P1/201/405)

Agreed response: - No comment

6. Response to GBC with regard to the complaint about the Waterside Farm Cottage application

The response to the letter from GBC was discussed. Cllr Oven proposed and Cllr Osborn seconded and it was **agreed** unanimously that a motion for the listing of Wharf Lane garages as an Asset of Community Value be made to the Council meeting

7. Update on previous applications and enforcements

21/P/02143 Branches, Clandon Road-Variation of conditions 2&4 of application 20/P/00221

APPROVED

21/P/01087 136 Send Road-proposed dropped kerb

APPROVED

22/P/00112 33 Send Road – Erection of single storey outbuilding

APPROVED

8. Date of the next Planning & Environment Committee

The next Planning & Environment Committee meeting will be on Monday 6th June 2022 at 7.15pm

The meeting closed at 8.24pm

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