



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON 11th January 2023 AT 6.30 PM in the Upper Room at the Lancaster Hall

Present: Cllr P Oven (Chair), Cllr J Osborn, Cllr A Thomas, Cllr A Beames, Cllr P Beddoes and Nichola Mair (Clerk)
Five members of the public were also in attendance.

1. Apologies for Absence

There were apologies for absence from Cllr Manktelow

2. Declarations of Interest

There was a declaration of Interest from Cllr Osborn in relation to application 21/P/01983, 176, Send Road.

Members of the Public then addressed the committee with their petitions in regard to the development of 5 Send Barns Lane, Send, Woking GU23 7BP

3. Minutes

The minutes of the meeting held on 19th December 2022 were approved.

4. Planning application responses:

21/P/02574 RE: 5 Send Barns Lane, Send, Woking, GU23 7BP

Outline application for the erection of 24 dwellings with associated landscaping and parking following the demolition of 5 Send Barns Lane; creation of a new access off Send Barns Lane (all matters reserved except access). This is an amended application. Adjourned from previous meeting.

This application replaces 19/P/02149. Refused by the inspector in October 2021.

The number of homes has been reduced from 28 to 24. 15 are market value and 9 affordable. There is no acknowledgement of the stream adjacent to the development site running along Send Marsh Road. This stream has frequently flooded in the past a risk which would be increased by the hardstanding associated with the site, which would drain towards the stream.

This site is not allocated in the local plan nor even included in the land Availability Assessment. It is purely a windfall application. Councils have to demonstrate a 5 year supply of deliverable housing sites. GBC already has a 7.4 year supply according to the latest figures. Furthermore the buffer for a 5 year housing supply was reduced from 20% to 5% in 2021. This indicates that there is no need for this development.

The original proposal was roughly, "L," shaped, with the houses laid out in straight lines. The new layout is that of a reversed question mark with most of the houses laid out within the hook. This, it is conceded, makes the proposal more aesthetically pleasing than its predecessor. However the area to be developed remains at 0.8 hectares, which still leaves the development very overcrowded. This is not consistent with the three separate settlements of Send, Send Marsh and Burnt Common. Building this number of houses would still introduce a form of development, which the inspector dealing with the former proposal said would be strongly at odds with the semi-rural character of the area. That remains the case with this proposal. It would constitute a move towards the merging of the currently separate settlements of Send and Send Marsh.

Accordingly the proposal fails to meet GBC Local Plan Policy D1 place shaping, notably Policy D1 (i) (Design) and D1 (4) (Distinct Local Character). It also fails to meet Send Neighbourhood Plan Policies, Send 1 Design, Send 2 Housing Development and Send 4 Green and Blue Infrastructure.

Parking provision is provided for 35-42 cars, the precise figure unclear, for 24 homes. 11 of those are 3 bedrooms or above. Each household could potentially have 3 cars. There is no prospect of parking in the adjacent roadway and in any event the entrance/exit for the development is close to the traffic light controlled crossroads. As such it also fails to meet Send Neighbourhood Plan Policy D8 – car parking provision.

Agreed response: - Objection

22/P/00620 RE: Land adjacent to, 2 Heath Barn Cottages, Send Marsh Road, Send, GU23 7DQ

Erection of two buildings comprising 4 residential units following demolition of existing outbuilding, removal of hardstanding and associated works. Adjourned from the previous meeting.

The original planning application for this site was refused largely as it was overbearing to the site – see application 20/P/01940.

The site is in the Green Belt, so development is only allowed in very special circumstances. NPFF allows new building on previously developed land under paragraph 149g. However, it must not cause substantial harm to the openness or to the Green Belt, where it reuses previously developed land. It should be meeting a housing need or providing affordable housing where the second limb of paragraph 149g is relied on.

None of the properties have side windows which is an improvement on the previous proposal however, access to the road is difficult. None of the properties have gardens. Six parking spaces are being provided for 16-18 residents.

The applicant seeks to rely on paragraph 149g (2nd limb) by virtue of providing two of the four units as affordable. However, Send Parish council says the development would breach the first limb of paragraph 149g, as it would have a greater impact on the openness of the Green Belt than the existing barn.

Agreed response: - Objection

22/P/01983 RE: 176 Send Road, Send, Woking, GU23 7ET

Alter existing roof pitch of bungalow and flat roof above garage to habitable accommodation at first floor level, conversion of garage with new side access, new bi-fold doors at rear of property and incorporate small balcony at rear of property at first floor level.

Agreed response: - No Comment

22/P/01995 RE: 3 Danesfield, Ripley, Woking, GU23 6LS

Proposed changes to fenestration to rear and east side elevations.

Agreed response: - No comment

5. All other applications received before 11/1/23 will also be considered by the Planning Committee

6. Update on previous applications and enforcements

There were no updates.

7. Date of the next Planning & Environment Committee

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

The chairman closed the meeting at 7.35pm

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