



SEND PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON MONDAY 2nd MAY 2023 AT 7:00PM in the Upper Room at the Lancaster Hall

Present: Cllr P Oven (Chair), Cllr J Osborn, Cllr J Manktelow, Cllr Thomas; Cllr Alex Beames and Nichola Mair (Clerk)

1. Apologies for Absence

There were apologies for absence from Cllr Beddoes.

2. Declarations of Interest

There were no declarations of interest.

3. Approval of the minutes of the meeting held on 17th April 2023

Minutes unanimously approved.

4. Planning application responses:

22/P/01175 RE: Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU

Planning permission for a Hybrid planning application for part of a new settlement and Suitable Alternative Natural Greenspace (SANG) (within LPSS Policy A35 Allocation) with new vehicular and pedestrian/cyclist accesses, comprising:

a) Full Planning Application incorporating; i. a realigned section of the proposed Wisley Lane Diversion, to include a roundabout with a stub road as the primary access to serve the new settlement from Ockham Interchange; ii. a road junction access into the proposed employment area from the proposed Wisley Lane Diversion; iii. a new road junction as a secondary access to serve the new settlement from Old Lane; iv. SANG and associated infrastructure, including SANG car parks. v. Restricted access from Ockham Lane

b) Outline Planning Application (all matters reserved) for the phased development of part of a residential-led, new settlement comprising up to 1,730 dwellings (Class C3 use), 8 gypsy and travellers pitches, up to 100 units of housing for older people (Class C2 use), a mixed-use commercial local centre with public square, community hub and employment area alongside other commercial mixed-use neighbourhood centres located throughout and an employment area, (Classes E, F2(b), B2/B8, and sui-generis uses subject to specific planning permissions), a secondary school, a primary school, (Class F1(a)), up to 2 nurseries, (Class E (f)), also incorporating green infrastructure (including parks, neighbourhood greens and sports pitches (Class F2(c) and associated pavilion (Classes E(b) and (d), F2(b))), SANG other infrastructure, (Class E(b)), part of Wisley Lane Diversion between Ockham Interchange roundabout and realigned section of Wisley Lane Diversion, a vehicular / cycle / pedestrian sustainable transport corridor (linking the proposed Wisley Lane Diversion roundabout to Old Lane) and associated infrastructure and earthworks at land at the former Wisley Airfield (with construction access from Ockham Interchange and Elm Corner).

To consider the transport review prepared by Wisley Action Group / Ockham Parish Council

The transport review was considered by the Planning and Environment Committee and was supported. Accordingly, the committee objects to the transport proposals put forward by the developer.

Local villages are incapable of being developed on a large scale unless infrastructure is put in to support the development. In Ockham itself, the Hautboy and the Parish Rooms have now gone. The nearest shop is now the Co-Op in Ripley.

The developer makes proposals in relation to foot, cycle, and public transport. Public transport is currently non-existent. Foot transport can only realistically occur within the site itself – people will not generally walk more than 2 km and not cycle more than 5. It is therefore realistic to conclude that the majority of journeys will be done by car. The nearest stations are Horsley and Clandon. Horsley station would be accessed via Ockham Road North which is not suitable for large scale cycle use. The other Lanes adjacent to Ockham Lane are also unsuited to extensive cycle traffic. Ockham Lane is partly sunken and so incapable of realistic widening – recognised in the applicant's transport statement which suggests a single Lane Road with passing places. This effectively acknowledges the unsuitability of this road for transport by car or cycle - and unsuitable for pedestrians as there is no pavement from

Old Lane to Bridge End Farm. Additional traffic will be generated not merely in the immediate vicinity but in Send, Woking, Pyrford and Cobham. The A245 will take additional traffic to enable residents to go to Sainsbury's at Cobham.

The B367 Newark Lane to Ripley will also take additional traffic. The B367 is extremely narrow and is always congested with the junction at Portsmouth Road at busy times. Given that the possible additional slips at A247 to make it a 4-way junction will not happen in the foreseeable future, this will generate additional traffic to Send Barns Lane and Send Road and additional traffic to Woking Station.

The traffic assessment prepared by the applicant has clearly massively overestimated sustainable forms of transport and equally massively underestimated private car use. As such these traffic proposals fail utterly to meet the terms set out in paragraph 104-109 in the NPPF in that the proposed development would result in unacceptable residual impact on the neighbouring road network which would be severe; accompanied by unacceptable impacts on highway safety.

23/N/00019 RE: Land at Garlicks Arch, Send Marsh/Burnt Common, Portsmouth Road, Send

Non-material amendment of planning application 19/P/02223 approved 01/06/22 to change the wording of condition 39.

Email sent on 18.4.23 to be escalated to a formal complaint.

GBC chose to notify the Parish Council of the consideration of the change to condition 39. Therefore, we need to be kept informed of all decisions, in line with section 96a of the Town and Country Act. The LPA to have regard to effect the change, cannot say it is non material. The following has been considered:-

1. Request evidence about the delay – GBC should be more specific about timings and open in their responses. There has been a decision notice but no evidence about how the decision was reached.
2. Delegated Powers
3. Failing to produce the evidence.

5. All other applications received before 6/3/23 will also be considered by the Planning Committee.

6. To receive an update on previous applications and Enforcement cases.

7. To note the date for the next Planning and Environment Committee is 15th May 2022 at 7.15pm

The chairman closed the meeting at 7:50pm.

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