



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON 3rd April 2023 AT 7:00 PM in the Upper Room at the Lancaster Hall

Present: Cllr P Oven (Chair), Cllr A Thomas, Cllr J Manktelow, Cllr Osborn, Cllr P Beddoes and Nichola Mair (Clerk)

1. Apologies for Absence

There were apologies for absence from Cllr Beames.

2. Declarations of Interest

There were no declarations of interest.

3. Approval of the minutes of the meeting held on 6th March 2023

Minutes unanimously approved.

4. Footpath issues:-

Footpath 52 Fishers Farm Bridge - The Footpath is unusable at the moment with no further information available.

Footpath 61 – A diversion order proposal has been received from Surrey County Council to enable the public to continue to use the path. The path is collapsing in places caused by erosion at the River bank. The new path proposed should negate this and allow walkers to use the path again.

5. Planning application responses:

23/P/00356 RE: Land at Cothelstone and Field Fares, Clandon Road, Send, GU23 7LA

Outline planning application with all matters in detail except landscaping for the demolition of the existing properties and the erection of a residential care home (C2 use class) with associated parking, access and development on land at Cothelstone and Field Fares, Clandon Road, Send GU23 7LA.

Agreed response: - Objection. For the following reasons:-

This application has a more traditional and less dominant plan than the previous proposal. It now appears like 2 houses linked by a central corridor, it is also more screened from the road than the earlier plan. It is acknowledged that we have an aging population and adequate support in the way of good care homes has to be put into place.

However, Send has had a number of developments in the area. A care home with elderly residents with increasing medical needs will need to be supported by good local medical services. There is only one medical practice to serve Send and Ripley. The proposed home would put the practice under

even greater strain than at present. Accordingly substantial S106 monies to alleviate this would be essential.

There is limited parking on the site. The proposal talks about a sustainable transport policy however it is noted that should staff wish to travel by public transport, it would be difficult as local buses stop running at around 7pm, staff shifts are likely to either start/finish at 8pm or 9:30pm. There are only 33 parking spaces which appear insufficient to cover residents, staff and visitors. An S106 contribution towards public transportation could mitigate the problem.

Only 60% of the parking spaces have charging points and parking on site is limited.

Sight lines for accessing and exiting the site by car are very difficult especially visibility to the right on exit. The footpath access is also dangerous. Traffic density is also likely to increase considerably by virtue of the adjacent Garlick's arch development and the proposed new roundabout to access it.

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

Outline application for the erection of 20 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). As amended by plans received on 7 December 2022.

Agreed Response: - Adjournment to next meeting.

This planning application was originally for 24 homes, and has been altered to 20 homes. If there had been a completely new application it would have been easy to make comparisons between the old and new plans. Difficulty is being experienced opening the relevant documentation to allow this comparison to take place on the GBC website.

The proposal was opposed by the Parish Council in the first instance and by the inspector as it was a compacted back land development, destroying the Wild Life Corridor and detracting from the amenity and privacy of the surrounding properties.

Send Parish Council would like to ask for more time to consider this application.

A Letter is to be drafted to ask why this is not being treated as a completely new application with a new reference number so that a comparison can be made between the original and amended proposals.

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

None received

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 7:37pm.