



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD ON 5th June 2023 AT 7:00PM in the Upper Room at the Lancaster Hall

Present: Cllr D Hurdle (Chair), Cllr M Bruton, Cllr J Manktelow, Cllr M Shields, Cllr J Osborn ex Officio and Nichola Mair (Clerk)

1. Apologies for Absence

There were no apologies for absence.

2. Declarations of Interest

There was a declaration of a non-pecuniary interest from Cllr Manktelow regarding planning application **23/P/00534: Windrush, 27 Send Barns Lane, Send, Woking, GU23 7BS**

3. Approval of the minutes of the meeting held on 2nd May 2023

Minutes unanimously approved.

4. Planning application responses:

23/P/00410 RE: Heath Farm, Tannery Lane, Send, Woking, GU23 7EF

Erection of 8 dwellings with associated access, parking, and landscaping.

Agreed response: - Objection

Please see addendum.

23/P/00633: 3 Woodhill Court, Send, Woking, GU23 7JR

Single storey side and rear extensions, rear Juliette balcony and minor fenestration changes.

Agreed response: - No Comment

23/P/00619: 8 Send Close, Send, Woking, GU23 7EL

Proposed single storey rear extension and changes to existing fenestration following demolition of existing extension.

Agreed response: - No Comment

23/P/00622: 7 Heath Drive, Send, Woking, GU23 7EP

Single storey rear extension with internal alterations following the demolition of existing conservatory.

Agreed response: - No Comment

23/P/00673: Vision Engineering Ltd (The Freeman Building) 20-22 Send Road, Send, GU23 7ER

Variation of condition 2 of planning permission 13/P/02183 approved 11/07/2014 to change the approved plans.

Agreed response: - No Comment

23/P/00534: Windrush, 27 Send Barns Lane, Send, Woking, GU23 7BS

Proposed new gates and gate pillars, new front railings and car port following removal of front hedge.

Declaration of interest declared by Cllr Manktelow

Agreed response: - No Comment

23/P/00628: Send Barns Stables, Woodhill, Send, Woking, GU23 7JR

Erection of a 6-bed detached dwelling with self-contained annex, garage and outbuilding with associated landscaping following

demolition of agricultural building, stables building and sand school. Change of use from equestrian to residential and agriculture with retention of a business unit.

Agreed response: - Objection.

This is again an opportunistic development in the Green Belt, outside the Inset, on a site which is not in the Local Plan or the LAA. The proposal is totally inappropriate in the Green Belt and there are no special circumstances to justify development on this site. A previous Planning appeal for the site (ref: Y3615/W/21/3271807) was dismissed because of the site's green belt status and impact on the Thames Basin's Heath's Special Protection Area. Nothing has changed since that dismissal other than the current proposal is for one large property as opposed to several dwellings, also this development does not comply with Policy Send 2, from the Send Neighbourhood Development Plan.

This opportunistic plan proposes over development of this site and due to the height, depth, width and massing of the building of the house. The current development is single storey, and this very dense proposal would be out of keeping as the new house will be over two storeys and totally out of proportion to the surroundings.

The site is close to the original Tudor Barns and although there are more modern buildings in the area, the plan is not sympathetic to the rural surroundings.

It is also built in close proximity to the neighbouring property, which will affect their enjoyment, amenity and privacy with a window overlooking them.

Flooding is an historic issue in this area. The formation of a pond will not mitigate the extra risk caused by increased hardstanding via the construction of the new dwelling.

Paragraph 145 of the National Planning Policy Framework (NPPF) is quoted in the application; however, it is manifestly clear that this proposal would not be suitable for exemption from building in the Green Belt as it *'would have a greater impact on the openness of the Green Belt'*.

23/P/00485: Denver, Boughton Hall Avenue, Send, Woking, GU23 7DF

Alterations to existing property including side and rear extension and roof tile replacement, works shall include new windows and brickwork.

Agreed response:- Objection

The front of this property has already had permission granted for extension, which includes a vaulted ceiling in the kitchen. This alteration seeks to join various parts of the property together resulting in a development which will have extreme bulk, mass, and scale. The plan is disorderly leading to complete overdevelopment. It will also result in the dwelling being in close proximity to Firdene, the neighbouring property, which will lead to a loss of amenity, enjoyment and privacy to the occupiers.

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.

Agreed response: - To be adjourned to the next meeting.

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

There has been a communication from a concerned resident regarding building works commencing at 8 Send Barn's Lane, despite promises that no building works were to commence without a variety of conditions being met.

The Committee will ask GBC to upload the conditions of building to the website and request that a check be made to ensure the conditions are being complied with.

6. Non determination of planning applications at GBC.

Concern has been expressed at the number of non-determined Planning applications. It leads to proposals being determined at a more central level and prevents a local voice. This demonstrates that several applications are not being determined in a timely manner. There is also concern about the time taken for CIL to be introduced.

Agreed response: - To make a complaint to Guildford Borough Council about these matters.

7. a) Woking Borough Council, Review of Core Strategy

It is noted that Woking Borough Council are reviewing their planning strategy.

b) Fishers Farm Footpath – concern re access and public safety – site visit

This footpath remains a health and safety concern. County Councillors intend to visit the site.

As the site is within the Parish, the chairman may attend, along with the clerk.

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

None received.

9. To note the date for the next Planning and Environment Committee is 19th June 2023 at 7.00pm

Noted

The chairman closed the meeting at 8:13pm.

Addendum

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

Addendum

23/P/00410 Heath Farm, Tannery Lane, Send, Woking, GU23 7EF.

Erection of 8 dwellings with associated access, parking and landscaping.

Send Parish Council have a number of serious concerns about this proposed development and register **a strong OBJECTION** to this application, for the following reasons:

Loss of Village Heritage

Heath Farm is of historical local interest to the village of Send and one of the last remaining large Victorian Farmhouses in the village of Send built approx. 1878. The inaugural meeting of the Send and Ripley History Society took place at this period property 1975; and in 1954 the then owners Mr. and Mrs. Secrett, presented Send Parish Council with a badge for the office of the Chairman. This badge engraved with Heath Farm, has been received by every Chairman of Send Parish Council as their badge of office until this current day. The historical village Pound is also in nearby proximity.

Development of the grounds of Heath Farm is a desecration of a historic and period property and will ruin the character and historical enjoyment of the original property for the village for future generations to come.

The proposals are not in keeping with the Send Neighbourhood Development Plan (SNDP), Policy Send 1, or Guildford Borough Local Plan Policy D1.

Send Parish Council notes that the applicants Planning Statement describes the proposed development as being in 'keeping' with the character of the area and as such conforms with Policy Send 1 of the SNDP.

Send Parish Council disagrees with this statement. The SNDP Policy Send 1, pre-dates the Clockbarn Way development which has had an 'urbanisation' effect on rural Tannery Lane. The character assessment that was undertaken for the SNDP, was carried out in 2019 and Policy Send 1, was adopted to retain that 'rural character' of Tannery Lane as it was prior to this development being approved.

Furthermore, the high density of development, eight dwellings on a plot of 0.29 hectares, equivalent to 27.6 dwellings per hectares, as stated on page 8 of the applicant's Planning Statement, would not be in keeping with Policy Send 1 – Design, Character Assessment, point F) Tannery Lane - proposals must retain its narrow country lane character and rights of way through farmland".

The existing gravel driveway that forms a courtyard around the original dwelling and mature hedge that borders Heath Farm with Tannery Lane are also essential features of the country lane character of Tannery Lane and removal of this hedge to make way for footways or a new access would also contravene Policy Send 1, of the SNDP.

The local distinctiveness of Tannery Lane is also characterised by open farmland fields, livestock, and Green Belt on the opposite side of Tannery Lane to Heath Farm. Send Parish Council considers that the proposed development is thus not in keeping with Policy D1 (4) of the GBC Local Plan Strategy and Sites.

Highways issue - Tannery Lane

Send Parish Council notes the applicant's Planning Statement states that traffic generated by the proposed eight dwellings is said to be 'modest' and the applicant intends to move the entrance to the middle of the site.

Send Parish Council is concerned that these conclusions lack any hard evidence, and the Road Safety Audit of the new entrance is inadequate. There are no proposed footways linking the site to the existing footway which ceases at the entrance with Clockbarn Way. Furthermore, the dwelling mix of four proposed four bed dwellings, two proposed three bed dwellings and two proposed two bed dwellings, will likely lead to families and children living on this site. Send Parish Council is therefore extremely concerned that this development will cause a serious risk to pedestrian safety for new residents, many of them likely to be children, and existing road users walking to the Business Centre. Tannery Lane cannot accommodate any further development without a substantial widening of the highways for two-way traffic and a full pedestrian footway installed.

Send Parish Council is also concerned that the re-modelled entrance is still in very close proximity to the dangerous blind bend which large HGVs and fast-moving goods vehicles serving the Business Centre frequently speed around in excess of 30mph. Visibility sprays of 40mph would need to be tested.

Highways Issues - Tannery Lane junction with Send Road.

Send Parish Council is very concerned that any further development in Tannery Lane, at this site or any other in Tannery Lane, will also add to existing pressures and safety of the junction of Tannery Lane with Send Road.

Send Parish Council is fully aware that application, 19/P/00027, for 75 dwellings at Clockbarn Way, was approved on condition that waiting lines would be extended along Tannery Lane. This condition has never been implemented and cannot be implemented. As a result, cars will continue to be parked on one side of the lane by the junction and on verges making this junction which is already dangerous for pedestrians who have to walk in the road, often with pushchairs, into an **accident waiting to happen**. It is inconceivable, therefore, that Tannery Lane can accommodate any further development until the conditions of 19/ P/00027 are fully implemented without seriously prejudicing the safety of the highways at this junction.

Site Clearance, prior to the Arboriculture report and Ecology reports.

Send Parish Council notes that the applicant's Arboriculture Survey fails to mention that between the site visits of 22nd June 2022 and 5th October 2022, two mature pine trees that were situated on the southern boundary, (and were situated to the left of trees T13/T14 on the drawing on page 10 of this report), were felled, immediately on acquisition of the land by East Street Homes on the 6/9/2022. These mature trees would very likely have inhibited the building of the four dwellings being proposed to be built on the large terrace lawn of Heath Farm.

While the site is not in a conservation area, these two mature pine trees were visible from the tow path of the River Wey which is a Conservation Area. These mature pine trees form a part of the landscape of Tannery Lane.

Local residents have also drawn the Parish Councils attention to the 'devastation' that took place on the site in September 2022 to other mature shrubs near to the hedge that abuts Tannery Lane.

The ecology reports fails to mention the destruction of wildlife and habitats that have already been incurred on the site and no bio-diversity net gain will ever compensate for the "harm" to ecology, trees felled and habitats inflicted before the ecology report was commissioned.

Drainage issues

Send Parish Council notes the comments submitted that there continue to be issues with drainage on the Clockbarn Way development. Further development will only add to flooding/ drainage issues in this vicinity as there will be less ground available for saturation of water/ rainfall.

Loss of Privacy to surrounding properties

Send Parish Council is concerned that there will be a loss of privacy to number 58,57,56 Clockbarn Way, and a serious loss of privacy for number 55 Clockbarn Way as plots 5 & 6 of this development will have windows directly overlooking number 55 master bedroom and rear garden.

Not sufficient onsite parking

It is noted that plots 5 & 6 are allocated one parking space. This is below the GBC's Vehicle Parking Standards which requires two bed dwellings to have 1.5 car parking spaces per dwelling.

Further, Send Parish Council is very concerned that there is only one allocated space for visitor parking on the site. Tannery Lane is a narrow lane, which serves a Business Centre that is set for expansion. As such, Tannery Lane, cannot accommodate any overspill visitor or resident parking without causing a danger to the highway for other road users and pedestrians. To ensure the safety of the highways is not prejudiced by any development at Heath Farm, waiting lines would be required to be extended the length of Tannery Lane and round the bend at Maybanks.

No Affordable Housing

Send Parish Council objects to this development as it is yet another windfall site in Send Parish that contains no affordable housing.

Not an allocated site within the Local Plan

The site is also not in the Local Plan and Send Parish cannot accommodate any further windfall development without placing further pressures on existing infrastructure of village which is already been tested beyond capacity to accommodate the Strategic and Allocated Sites of the Local Plan.

Addendum, to Send Parish Council's planning response, added on 6/6/23:

Inadequate public consultation

It has been drawn to the Parish Council attention that a public site notice dated the 6/6/23 has recently been added to the gates of the property.