



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING

Monday 21st August 2023 at 7.15pm in the Upper Room at the Lancaster Hall

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

1. Apologies for Absence – there were no apologies

2. Declarations of Interest - there were no declarations received.

3. Approval of the minutes of the meeting held on 7th August 2023

RESOLVED: To approve the minutes of the meeting on the 7th August

4. To receive and consider the following applications: -

23/P/01070 RE: Land at Garlicks Arch, Send Marsh/Burnt Common, Portsmouth Road, Send

Use of site for 6 Travelling Show people plots, with associated access, supporting infrastructure and other associated works. 4.8.23

AGREED RESPONSE: Objection, Please see addendum.

23/P/01235 RE: Elmsleigh House, 8 Send Barns Lane, Send, Woking, GU23 7BP

Variation of condition 2 (drawing numbers) of application 21/P/01297, approved on 09/03/2023 for the demolition of existing dwelling and erection of 7 dwellings with associated access, landscaping, associated works (including flood compensation) and parking. (Amended description and amended plans received 7 February 2022 and 18 July 2022). Amendments to include minor changes to the footprints of plots 1, 2, 4 and 5; and minor repositioning of plots 3, 5 and the access road. 15.8.23

AGREED RESPONSE: Objection

The drawings for this development are misleading. The conditions are technical. The street and views are shown as populated but the plans for 5 Send Barns Lane have not been approved. The development is crowded and dense.

23/P/01276 RE: Burnt Common Nurseries, London Road, Send, Woking, GU23 7LN

Application under section 73 to vary condition 18 (S278 agreement) of permission 20/P/00816, approved on 10/06/2022, for the proposed commercial development comprising of 3,303sqm floorspace for research and development (Class E(g)(ii)), light industrial (Use Class E(g)(iii)), general industrial (B2) and storage and distribution (B8) uses, internal access road, 110 parking spaces and overflow parking/external storage, 18 delivery vehicle bays, bicycle parking, bin stores and landscaping including attenuation ponds. Amendments to change part iv) of condition 18 to read: 'Upgrade existing crossings on Send Barns Lane and London Road at the roundabout with Clandon Road and Portsmouth Road for use by pedestrians and cyclists by widening the central island on Send Barns Lane and installing new kerbs, tactile paving, surfacing and bollards and widen the shared use link to the London Road junction.

AGREED RESPONSE: No comment.

5. Woodhill Sandpit SCC Ref: 2021/0150:

AGREED RESPONSE: Objection

Send Parish Council has reviewed the details relating to planning application **2021/0150** and wishes to register an objection to the proposal. The development will undoubtedly have a severe impact on the small village of Farley Green and surrounding area for a prolonged period of 4 years. There will be a large number of lorry movements in a day in this small village and we are concerned about the wider residual impact on the surrounding road network already congested in neighbouring parishes. It should be noted that there are a vast number of new developments currently in the area particularly around the area of the M25 and A3 junction and vehicles are being diverted through country lanes everywhere. Lorries of this size will only add to the traffic problems on the roads.

6. All other applications received before Monday 21st August 23 will also be considered by the Planning Committee.

23/T/00219 RE: Oak Cottage, Send Hill, Send, Woking, GU23 7HT

Removal of Oak Tree (TPO 3 of 2021).

AGREED RESPONSE: Objection

The Parish Council strongly objects to the loss of any tree particularly a tree with a Tree Protection Order. Trees are an intrinsic part of the rural character of the Send Village area. Send Neighbourhood Plan, Policy Send 1 design E, for Send Hill, stipulates, "proposals must reflect it's very green and rural character, as a result of many mature trees and hedges." Removal of the tree goes completely against the plan. It is suggested that the tree should be crown lifted by a professional arborator.

23/P/01345 RE: Denver, Boughton Hall Avenue, Send, Woking, GU23 7DF

Proposed single storey rear extension.

AGREED RESPONSE: No Comment

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

22/P/00417 Sunnyhaven, Sandy Lane, Send, Woking, GU23 7AP

Withdrawn

Erection of one pair of semi-detached dwellings

23/P/00563 Land to the west of The Never Inn, Sandy Lane, Send, Woking, GU23 7AP

Withdrawn

Construction of an access from Sandy Lane

23/P/00769 Wharf Cottage, Wharf Lane, Send, Woking, GU23 7EJ

First floor side and rear extension and two storey side extension following the demolition of the existing car port and garage.

Refuse

8. It was noted that the date for the next Planning and Environment Committee is 4th September 2023 at 7.15pm

The chairman closed the meeting at 7:36pm.

Addendum



SEND PARISH COUNCIL

21st August 2023

Please see the representation on behalf of **Send Parish Council** regarding our **OBJECTION** to Planning Application

23/P/01070 RE: Land at Garlicks Arch, Send Marsh/Burnt Common, Portsmouth Road, Send Use of site for 6 Travelling Show people plots, with associated access, supporting infrastructure and other associated works.

Send Parish Council has reviewed the documents relating to planning application **23/P/01070** and notes the planning history relevant to the site in the Planning Statement. It is noted that the hybrid application for the wider site was approved in June 2022 - Ref 19/P/02223 Full planning permission for 220 residential dwellings, Travelling Show people plots and community facility with associated open space and landscaping, means of access, parking drainage and infrastructure works, temporary and permanent acoustic fencing and other associated works. It is noted that whilst the original planning application established the principle for the Travelling Show people Plots and secured the change of use for this purpose, however it was envisaged that further details would be submitted for GBC's approval. The current application provides these further details.

Send Parish Council registers an **OBJECTION** to this application for the following reasons:

1. Noise

- a) National Highways in response to planning application **23/P/00836** (Phase 2 of the main development) was concerned about the safe and efficient operation of the Strategic Road Network/A3 as impacted by the temporary acoustic barrier and permanent acoustic barrier/bund (NH response dated 16th June 2023). This concern should be addressed when considering the current application.
- b) Reference is made to the Swerco noise report commissioned by LSL. In this report it was noted that the original noise impact assessment for the Travelling Show people's plot was undertaken as part of the Environmental Impact Assessment (EIA) for the wider site. The plot received detailed planning permission (as part of the wider hybrid application) with a condition to achieve a specific noise criteria. However, any exceedance of these values is expected to result in 'an **adverse impact, which would be considered a potentially significant effect when assessed against the criteria agreed as part of the Environmental Statement noise and vibration assessment. These criteria were set to avoid significant effects (or significant adverse impacts on health and quality of life) with regards to noise**'.

Send Parish Council is therefore concerned that the report concludes that 'based on the results of the noise modelling, the noise criteria applied as part of the original planning permission **are expected to be exceeded**'.

In the applicant's Planning Statement reference 5.17, the applicant acknowledges that the proposed 3.5 acoustic barrier (instead of the originally planned 5m barrier) will exceed the noise but implies that the 'outlook' for the residents on this part of the site is more important than meeting the recommended criteria. The noise impact should therefore be reviewed for the site as a whole to ensure that the health and well-being of all residents are not adversely affected.

2. Response from County Highways Authority dated 1st August 2023

As part of the approved planning application for the main Garlick's Arch development, planning application number 19/P/02223, tracking plans were provided within the Transport Assessment. Send Parish Council is concerned that the Surrey County Council Transport Development Officer has been unable to provide a response to this application because the Applicant has not supplied a revised tracking plan showing refuse vehicles, trucks and tourers entering and leaving the site in forward gear. The request is that the required information is provided in sufficient time before the deadline for determination. The Parish Council reiterates its concerns that vehicles will have difficulty in manoeuvring in this narrow lane and this important information needs to be provided as soon as possible.

3. Drainage and Water

Send Parish Council is concerned about whether there is sufficient water and drainage provision in the application. Reference is made to the Topography of the area in the Send Neighbourhood Development Plan Character Area H – Send Marsh Road (north) & Send Marsh and Character Area J – Portsmouth Road, Burnt Common (south) & Clandon Road. Historically, there have been issues with **severe flooding and drainage** around this area e.g. Burnt Common Lane/Close, Send Marsh Estate and East Clandon Stream (the Applicant refers to the ground water being allowed to flow naturally into the East Clandon Stream). It also needs to be clear what measures will be undertaken to minimise groundwater discharges into the public sewer.

4. Planning Statement – inaccuracy

Reference is made to the Site context in the Planning Statement and that there is a supermarket and playground serving the villages of Burnt Common and Send marsh. The only shop is a 'Little Waitrose' at Burnt Common which is not a supermarket (Ref: Send Neighbourhood Development Plan, Character Area J – Portsmouth Road, Burnt Common (South) & Clandon Road - layout). There is only a 'small children's playground in the middle of the Send Marsh Estate'. (Ref: Send Neighbourhood Development Plan, Character Area H – Send Marsh Road – (north) & Send Marsh Estate).

Send Parish Council wishes to object for the reasons registered above which need to be addressed before determination by Guildford Borough Council.

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