



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING

Monday 4th December 2023 at 7.00pm in the Upper Room at the Lancaster Hall

Present: Cllr D Hurdle, Cllr M Bruton, Cllr J Manktelow, Cllr A Sherman, Cllr J Osborn ex officio

Officer Present: N Mair

1. Apologies for Absence – None received.
2. Declarations of Interest – Cllr J Osborn, Pecuniary with respect to Planning application for 29, Send Road, due to residing in a neighbouring property. During the discussion of this agenda item, Cllr Osborn left the meeting.

3. Approval of the minutes of the meeting held on 20th November 2023

RESOLVED: The minutes of the meeting held on 20th November were unanimously approved.

4. To receive and consider the following applications: -

23/P/00628 RE: 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. 20.11.23

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 a number of 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/01917: 29 Send Road, Send, Woking, GU23 7ET

Demolition of existing dwelling and outbuildings. Redevelopment to provide three new dwellings with associated parking and landscaping.

AGREED RESPONSE: OBJECTION

The site will be overdeveloped going from one dwelling to 3 dwellings with more than 1 storey.

No parking has been considered for visitors. Each dwelling has 3 bedrooms, but the living space provided does not support a 3 bed roomed dwelling. The egress of the site will be difficult due to poor sight lines, as will entry, further complicated by the busyness of Send Road, and the use of the neighbouring property Lancaster Hall, for parties, events etc.

22/P/01966 RE: 94 Potters Lane, Send, Woking, GU23 7AL

Construction of 5 dwellings, including access and landscaping – a notification that this application will be considered by Guildford Borough Council's Planning Committee on 6th December at 7pm.

The Parish Council's Response Remains Unchanged.

AGREED RESPONSE: OBJECTION

Construction of 5 dwellings including, access and landscaping.

This site is not in the Local Plan nor in the Land Availability Assessment. Borough Councils have a 5-year target for housing and land supply. In 2018 GBC had only a 2.7-year supply. At present it has a 7.4-year supply and as a result of that in 2021 the buffer for the supply was reduced from 20% to 5%. This demonstrates that there is no need for these houses. This is purely a speculative windfall application.

This proposal is a huge improvement on the previous applications as to numbers, style of houses and layout of site. It is apparent that the proposal has divided local opinion. However, the overwhelming majority of those who have expressed a view, are against the application.

Send Parish Council has to represent the interest of the wider community, not just those in Potter's Lane, but also those not resident, who use the tow path and footpath 55.

There are 5 houses proposed – plots 1, 2 and 3 are a 2 bedroomed house and 2 three bedroomed houses. They have dressing rooms off the main bedrooms and additional space downstairs which could be used as bedroom space. It is fair to say that the 2 bedroomed house is a substantial building. It is highly likely therefore that far more vehicles could use the access way than was envisaged in the plans. At number 96 the side wall is immediately adjacent to the track. Numbers 96 and 92 would clearly be affected by noise and vibration by vehicles using the track and suffer loss of amenity.

The buildings will be situated in the highest point of the site – and whilst plot 1 would be partially obscured by the barn behind it from the river, its upper storey and all remaining plots would be visible from the Wey Navigation towpath. All proposed houses would be visible from footpath 55 and would greatly harm the present rural outlook from the path.

At the present time the only building visible is an agricultural barn – which is at least in keeping with the rural outlook of the site currently.

The Inspector when dealing with the previous application of 92 and 94 Potters Lane commented on how the scenery changes when one leaves Send and heads south on the Navigation. This is particularly noticeable after Worsfold Gates. She commented that the site lies in the corridor of the River Wey and the area has a special character in its visual and historical interest. She added that the rural landscape between the built-up areas of Potters Lane and the River form an important part of the site's visual impact and the site, due to its undeveloped character, makes a positive contribution to this.

Although the proposal is for fewer houses than previously proposed, the individual dwellings will each have a greater height than the barn therefore her objections remain valid with this proposal.

These houses are 8 metres tall and so will be visible above the 5-metre-high barn from the tow path. This would intrude onto the rural character of the river corridor. The proposed development would expand the number of buildings on Potters Lane beyond the current built-up part. The proposal would also extend the built area much closer to the Navigation than at present.

The inspector also made it clear that it is not correct to compare the previous proposed development to Worsfold Close and Wey Close as their sites are in the urban area of the village.

Her observations are equally valid for this proposal. This scheme is in a far more rural location. It would fail to comply with Guildford Local Plan D3 – Historic Environment, where any development should conserve and enhance its surroundings. Send NP Policy Send 1 Design is worded in similar form and indeed specifically requires proposals to conserve and enhance the Wey and Godalming Navigation Conservation Area.

The proposal will clearly not only not enhance but actually damage the view from the Wey Navigation and footpath 55 that runs along the site. The proposal is also contrary to SNP Send 2, Housing Development, as it does not reflect the character and settlement of the surrounding area. The proposal also fails to meet SNP Policy Send 4 – Green and Blue Infrastructure as they fail to protect the countryside setting of Send.

The proposal is also in the 400m to 5km buffer zone of TBHSPA, since building on this site will have implications for wildlife and as such must be refused unless the proposal has made any efforts to mitigate them.

5. All other applications received before Monday 4th December 23 will also be considered by the Planning & Environment Committee.

23/P/02001 RE: Lavender Cottage, Wharf Lane, Send, Woking, GU23 7EJ

Lawful Development Certificate for an existing development to establish whether the building works carried out to date, first floor side extension has started and that planning permission 13/P/02072, approved on 24/01/2014, is therefore extant. **This has been noted. No comment**

6. Planning Consultation for 23/00794/REVPP Consultation for Farnborough Airport, Farnborough Road, Farnborough, Hampshire *Annex 4*

Responses of other Parishes noted.

RESOLVED: To adjourn to the next Planning meeting. Details of flight paths will be sought.

7. APP/Y3615/W/23/3320175 Land at Wisley Airfield – An update on the Planning Inquiry (Ripley PC and Send PC Joint Rule 6 Party) was provided.

Cllr Osborn informed the meeting that the Inquiry had been extended into December.

Detail was given about the cross examination of Mr Collins about the Burnt Common Slips.

11th December would see discussion of S106 monies.

From the 18th December there would be three days of closing statements.

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 18th December 2023 at 7.00pm