



SEND PARISH COUNCIL

MINUTES of PLANNING & ENVIRONMENT COMMITTEE MEETING

Monday 6th November 2023 at 7.15pm in the Upper Room at the Lancaster Hall

Present: Cllr D Hurdle, Cllr M Bruton, Cllr J Manktelow, Cllr A Sherman, Officer Present: N Mair

1. Apologies for Absence – there were apologies for absence from J Osborn

2. Declarations of Interest – there were no declarations of interest

3. Approval of the minutes of the meeting held on 4th September 2023

Resolved: The minutes were unanimously approved.

4. To receive and consider the following applications: -

23/P/0181 RE: Hunters, Burnt Common Lane, Ripley, Woking, GU23 6HD

Proposed erection of single storey rear extension. **Agreed Response: No Comment**

23/W/00085 Re: Land to the South East of Tannery Lane, Adjacent to Peasblossom Cottage , Tannery Lane, Woking, GU23 7EF

Prior approval under Schedule 2, part 6, class E (Agriculture and Forestry) of the Town and Country Planning (general permitted development) (England) Order 2015 (as amended) for a new agricultural building.

Agreed Response: No Comment

23/P/01607 RE: Land East and West of Hatch Lane, Ockham, GU23 6NU

Please be advised that the local Planning Authority of Guildford Borough Council has received the following application.

Outline Planning Application (all matters reserved) for part of a new settlement and suitable Alternative Natural Greenspace (SANG) (within LPSS Policy A35 Allocation), comprising demolition of existing structures and construction of up to 200 dwellings (Class3) provision of Suitable Alternative Natural Greenspace (SANG) other open space, landscaping infrastructure and associated works. 26.10.23.

Clarify previous response.

5. All other applications received before Monday 6th November 2023 will also be considered by the Planning Committee.

23/P/01667 RE: 4 Send Barns Lane, Send, Woking, GU23 7BP

Construction of two 4-bedroom detached dwellings with associated access, parking and landscaping following demolition of existing dwelling. **Agreed Response : Objection**

This development which involves turning a wide single dwelling into 2, 4 bedroomed houses is considered overcrowding and over development of the area. The design of the buildings is bulky and their height above the roof line of neighbouring properties. We consider therefore that this proposal is not in keeping with the character of the area. Reference is made to the following policies:

- The Guildford Local Plan Policy D1 'All new developments will be required to achieve high quality design that responds to distinctive local character...in the area which it is set'
- Send Neighbourhood Development Plan (SNDP) Policy Send 1 – Design – it does not promote the local distinctiveness.... (Ref SNDP Character Assessment)
- Policy Send 2b, it does not reflect the character and settlement character pattern of the surrounding area

As a result of creating 2 houses there is now no possibility of either dwelling having a garage. Parking is already limited and for visitors it will be very challenging as there will be no parking provision (there is no on-street parking on Send Barns Lane and in the neighbouring road, Send Marsh. Send Hill has very limited on-street parking)

The dwellings will be situated close to traffic lights. Visibility on egressing the dwellings will be particularly difficult as sight lines are poor. The pavement is narrow at this point and accessibility to the properties will be made more difficult with an extra dwelling.

6. APP/Y3615/W23/3320175 Land at Wisley Airfield - Update on planning enquiry (Ripley PC and Send PC Joint rule 6 party)

Evidence was presented on 31st October by Rule 6 parties. Cllr Osborn introduced the witnesses, Catherine Brentford and others. Richard Ayears presented waste water issues. Cllr McLaughlin discussed sewage issues, Cllr Hurdle commented on the cumulative impact of the development, ignored by the developers. Richard Ayears commented on the impact on local roads, in particular that the site has not mitigated against carriage way haunching.

Cllr Hurdle is to send on her report re Wisley.

Cllr Bruton thanked both Cllr Hurdle and Cllr Osborn for all their efforts with the enquiry.

7. To receive an up date on previous applications.

23/P/01364 5 Potters Lane, Send, Woking, GU23 7AJ - Two storey front and single storey side extensions (additional plan received on 16/10/2023 showing proposed first floor bathroom window on elevation drawing to reflect that shown on first floor plan) **APPROVED**
EN/23/00029 Land at Broadmead Road and Land on the east side of, Broadmead Road, Send, GU23 Alleged unauthorised development consisting of the laying of a road near the river Wey Enforcement 2. **INVESTIGATING**

EN/23/00217 Elmsleigh House, 8 Send Barns Lane, Send, Woking, GU23 7BP Alleged breach of conditions 3, 8, 10, 11, 12, 15, 18 and 22 of planning approval 21/P/01297, specifically that development has commenced before the discharge of pre-commencement conditions 3, 8, 10, 11, 12, 15 and 18, and carrying out works which may affect bats in breach of condition 22 **INVESTIGATING**.

EN/23/00383 Land off, Field Way, Send, Woking, GU23 6HJ **Alleged** breach of conditions 2 and 5 of planning approval 22/P/01059, specifically incomplete boundary fencing to the north of the development shown on plans P02 and P11A, and tree protection measures not in place for tree T005 as shown on the approved Tree Protection Plan AR-3967 app C TPP-200714. **INVESTIGATING**

EN/23/00400 Oldlands, 18 Oldlands Drive, Ripley, Woking GU23 6EB The unauthorised breach of condition 15 (Arboricultural Method Statement & Tree Protection Plan) of planning application 19/P/02191 in respect of unauthorised removal of hedgerow following the refusal to discharge the....

Planning Application 21/D/00157/16 received by the Council, which if granted will wholly address the breach of Planning Control above.

8. To note the date for the next Planning and Environment Committee is 4th December 2023 at 7.00pm

9 The Chairman closed the meeting at 7:48pm

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

Appx A Planning & Environment Committee 6.11.23
Report from the Wisley Inquiry

Send and Ripley PCs as a Joint Rule 6 party at the Wisley Inquiry had the opportunity to present their case on Tuesday afternoon 31.10.23. Other parties included Ockham PC, both Horsleys, WAG and VAWNT.

Cllr Julia Osborn Chairman of Send PC gave the introduction and a number of witnesses were called to the stand to make their speeches at the Inquiry and afterwards were cross-examined by the Appellant. The following speakers were called to speak on the issues from Send and Ripley PC's Proof of Evidence:

- Catherine Bremford, Friends of Ripley Primary School spoke on the lack of primary school places
- Ripley Cllr Richard Ayears (Chairman of the Council) led on real concerns about the current and future waste water issues and Cllr Paddy McLaughlin spoke specifically on the Ripley Sewer Treatment works. Anecdotal evidence about spillages etc were presented.
- Send Cllr Debbie Hurdle spoke on the fundamental issue facing the inquiry which was the cumulative impact of development that the area had already witnessed. It was demonstrated that the cumulative development from the Local Plan sites, the windfall sites, and sites in adjacent areas should be considered and its impact on existing infrastructure and the local road network had not been considered nor mitigated by this proposal.
- Cllr Ayears who has been a resident of Ripley for many years spoke about the concerns about the volume of traffic and the impact of the development on the local road network
- Mike Hurdle (ex Borough Councillor) spoke about what had been agreed in the Local Plan which was not now being delivered and concerns about the lack of infrastructure
- Send and Lovelace Borough Councillor Pat Oven spoke about the issues related to the business site at London Road, Send which had planning approval. He reported on a site meeting with two County Cllrs

where he explained his concerns about HGVs exiting the site and turning into ongoing traffic coming off the A3 at Woodhill. He reiterated, as did other witnesses the necessity for having the Burnt Common slips for safety reasons.

- Cllr Osborn addressed the unsustainability of Send/Ripley villages to accommodate the appeal site without appropriate infrastructure as required by the Guildford Local Plan being delivered. It was contended that the appeal proposal (A35) must be assessed against the GLP as a whole and deliver the necessary infrastructure in Full that site A35 was designed to facilitate.

The following is an example of a point which was raised: Point 7 - Transport requirements of site A35 in the Guildford Local Plan, states COMPARABLE mitigation. It is questioned whether Surrey CC's recommendations to introduce 'carriageway haunching' in Potters Lane and introduce speed reductions in Ripley High Street become COMPARABLE to the Burnt Common Slips which would alleviate all the extra traffic that will be generated by all the developments at Burnt Common?

A huge amount work went into the presentation particularly by Cllr Julia Osborn who led the team very well and a strong case was made. The summing up of the Inquiry is scheduled the third week in November.