



SEND PARISH COUNCIL

MINUTES of PLANNING & ENVIRONMENT COMMITTEE MEETING

Monday 20th November 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, Officer Present: N Mair

1. Apologies for Absence - None received

2. Declarations of Interest – Cllr D Hurdle. Nonpecuniary interest with respect to residing in a neighbouring property to the Never Inn.

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

RESOLVED: The minutes were unanimously approved

4. To receive and consider the following applications: -

23/P/01866 RE: Oaktrees, Clandon Road, Send, Woking, GU23 7LA

Application under Section 73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Drawings) to allow for the addition of dormer windows to the rear and rooflights to the side facing roof slopes of planning permission 23/P/01181 for the proposed erection of 4 x two storey semi-detached dwellings following demolition of the existing dwelling and outbuildings 13.11.23.

Agreed response: No Comment

23/P/01879 RE: 5 Stringhams Copse, Ripley, Woking, GU23 6JE

Proposed single storey side extension and part single/part two storey rear extension following demolition of existing detached garage. 13.11.23

Agreed response: Objection

The plans and drawings are confusing. This is an extremely large addition and overdevelopment of the existing plot. The house itself will be significantly larger than the houses on either side. It does not support the Policy send 1 Design which states that it must conserve and enhance it's heritage and reflect the buildings in the location.

23/P/01871 RE: Cherrytrees, 47 Potters Lane, Send, Woking, GU23 7AJ

Erection of single storey side and rear extensions with roof lanterns, changes to fenestration and extension of garage, following demolition of existing conservatory 10.11.23

Agreed response: No Comment

23/P/01848 RE: Land to the west of The Never Inn, Sandy Lane, Send, Woking, GU23 7AP

Construction of an access from Sandy Lane 8.11.23

AGREED RESPONSE: -OBJECTION

Creating an entrance from Sandy Lane into this field will cause the essential turning circle currently well used by residents and visitors to be removed. This turning circle is necessary because Sandy Lane is a "Dead end". The road is narrow and permanently has parked cars alongside it. This turning circle is the only safe place to turn. Farm Lane leads on to Sandy Lane but is a private road so turning is not permitted there. This turning circle is essential because Sandy Lane runs alongside the Recreation Ground which has three pedestrian access points on to Sandy Lane between Farm Lane and Send Road. The turning circle is south of Farm Lane and all the access points are north of Farm Lane.

Parking in Sandy Lane is difficult when events are held on "The Rec" which is another reason why the turning circle must be kept. Concern was expressed for the reasoning why access is required as the field is already adequately accessible from Farm Lane and maintained. A large 4.8m gate would suggest that a combine harvester will be used to mow the field which is not necessary as it is already maintained well. There are poor sight lines from this proposed access which is another reason why the Parish Council objects to this proposal.

The land in question is not large and does not require large vehicles to ensure adequate maintenance.

23/P/01836 RE: Pembroke, Tuckey Grove, Ripley, Woking, GU23 6JG

Proposed single storey rear extension following demolition of existing conservatory 7.11.23.

Agreed response: No Comment

Dropped Kerb (21/P/01515 previous application) Charford/Pennington, Send Hill, Send - Proposed drop kerb and additional entrance. No formal application has been received for this kerb issue, therefore a comment cannot be made. However it was felt that a referral to Guildford Borough Council or to Surrey Highways would be appropriate.

RESOLVED: To refer the matter to Guildford Borough Council and to Surrey Highways.

5. **All other applications received before Monday 20th November 23 will also be considered by the Planning & Environment Committee.**

23/T/00325 RE: Oak Cottage, Send Hill, Send, Woking, GU23 7HT: T1 (Oak at front) - reduce canopy by 2.5m to leave finished height of 13m and finished spread of 12m. Raise canopy up to 5.4m. TPO No.8 of 2023.

Agreed response: No Comment

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

The proposal is for an increase in flights and the weight that can be carried per flight. It appears the Send village may be used as a visual guide for aircraft landing. There could be an impact of increased noise with the extra flights, as well as pollution. More time is required to make a detailed response.

RESOLVED: Adjourn to next meeting.

RESOLVED: To contact Ash, Worplesdon and Pirbright Parish Councils for further advice.

7. **APP/Y3615/W/23/3320175 Land at Wisley Airfield** – Update on Planning Inquiry (Ripley PC and Send PC Joint Rule 6 Party) A brief update was given about the enquiry, with greater detail reported at the main Council Meeting.

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

23/P/01509 RE: Koti, Boughton Hall Avenue, Send, Woking, GU23 7DE

Erection of a single storey side/rear extension, addition of a first floor to the northeast, erection of a chimney and changes to fenestration. **WITHDRAWN**

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23/P/01682 RE: Westfield House, Boughton Hall Avenue, Send, Woking, GU23 7DD Proposal: Certificate of lawfulness for a proposed development to establish whether the erection of an outbuilding is lawful. **APPROVED**

8. To note the date for the next Planning and Environment Committee is 4th December 2023 at 7.15pm