



SEND PARISH COUNCIL

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING

Monday 7th August 2023 at 7.15pm in the Upper Room at the Lancaster Hall

Present: Cllr D Hurdle, Cllr M Bruton, Cllr J Manktelow and Nichola Mair (Clerk)

1. Apologies for Absence

There were apologies for absence received from Cllr J Osborn and Cllr A Sherman. It was noted that Cllr Shields has stepped down from the Planning Committee.

2. Declarations of Interest

There were no declarations of interest.

3. Approval of the minutes of the meeting held on 17th July 2023

Annex 1

The minutes were unanimously approved.

4. To receive and consider the following applications: -

23/P/00673 RE: 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. (Additional and updated details on ecology, energy, parking and waste received 12.07.2023) **Adjourned from last meeting.**

Agreed Response:-

No Comment

23/P/00982 RE: 2 Stringhams Copse, Ripley, Woking, GU23 6JE

Single storey rear extension 24.7.23

Agreed Response:-

No Comment

23/P/01170 RE: Riverview Cottage, Potters Lane, Send, Woking, GU23 7JT

Single storey rear extension 24.7.23

Agreed Response:-

No Comment

23/P/01111 RE: Glen View, Boughton Hall Avenue, Send, Woking, GU23 7DF

Demolition of bungalow and replacement with two storey dwelling with rooms in the roof and double garage. 31.7.23

Agreed Response:-

No comment

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

Initial comments

Transport - A revised plan needs to be put into place.

Noise:- this will exceed the original criteria. An acoustic fence should be built. The noise from the A3 will greatly disturb new residents.

The flood risk will be increased with further hardstanding in the development. There is already a noted flood problem at Send Marsh caused by the same stream. Any new building will cause further run off with no mention of improved drainage for the area.

Improved access via Kiln Lane has not been evidenced. It is unsuitable for large vehicles. Refuse lorries accessing the development will have to reverse in.

23/P/01199 RE: 23 Send Close, Send, Woking, GU23 7EL

Rear dormer loft conversion, chimney removal and installation of roof lights

1.8.23

Agreed Response:-

No comment

23/P/01181 RE: Oaktrees, Clandon Road, Send, Woking, GU23 7LA

Proposed erection of 4 x two storey semi-detached dwellings following demolition of the existing dwelling and outbuildings. 1.8.23

Agreed Response:-

Objection

Clandon Road is already a dangerous road with poor site lines for access. This development is next to an already approved proposal for a nursing home, Cothelstone and Fieldfares, so sight lines for exiting will be even poorer. It is also in close proximity to the Garlick's Arch development, which will put further pressure on an already busy road.

The site itself is cluttered, overdeveloped and dense.

5. All other applications received before Monday 7th August 23 will also be considered by the Planning Committee. None received

6. 20 mph limits within the villages of Ripley and Send – 20 is plenty

This was discussed. Concern was expressed at the difficulty of keeping to 20MPH, however it was considered to be beneficial for village residents, for better safety in the village.

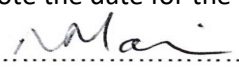
RESOLVED: to recommend to Council to support the idea of 20MPH in the Send Village.

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

EN/22/00424 - Alleged unauthorised development consisting of demolition and excavation work 188 Send Road, Send, Woking, GU23 7ET

Having now obtained legal advice that Classes B and G of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) can be used concurrently, the hip to gable loft conversion constitutes permitted development as set out by Classes B and G, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). Therefore, planning permission from this Council is not required and no further planning enforcement action can be taken, and our case will be closed.

8. To note the date for the next Planning and Environment Committee is 21st August 2023 at 7.15pm

Signed:  (Parish Clerk) 2/8/23

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