

MINUTES OF ORDINARY MEETING OF EFFINGHAM PARISH COUNCIL

8.00pm, Tuesday 24th February 2015
King George V Hall, Browns Lane, Effingham

Present

Cllr Pindar– Chair
Cllrs Brazil, Hogger, Martland, Moss, Wetenhall,
Locum Clerk
3 local government electors

- 27.15 APOLOGIES FOR ABSENCE**
Cllrs Symes, Lightfoot
- 28.15 REGISTER OF INTERESTS & OTHER INTERESTS AFFECTING THIS AGENDA**
Cllr Hogger declared an interest as a managing trustee of EVRT
Cllr Hogger advised that as a Guildford Borough Councillor on the Planning Committee, she was able to give advice but no opinion on planning applications.
Cllr Moss declared receiving a bottle of wine for speaking at a residents meeting
- 29.15 MINUTES OF THE PREVIOUS MEETING**
The minutes of the ordinary meeting of 27th January 2015 were agreed & signed.
- 30.15 MATTERS ARISING FROM THE PREVIOUS MINUTES**
There were no matters arising.
- 31.15 MATTERS RAISED BY RESIDENTS**
There were no matters raised
- 32.15 PLANNING MATTERS**
New Planning Applications
- 15/T/00013 Grey Tiles, Guildford Road, Effingham KT24 5NW
Application to fell T1 Ash tree in rear garden
- Effingham Parish Council objects to this planning application on the grounds that the tree is subject to a Tree Preservation Order.*
Objection
- 15/T/00015 Trees at The Crossroads, Effingham KT24 5PD
Application for tree works to various trees at The Crossroads to include reducing height of T1 Birch tree by 1.5m; reduce height of T2, T3 and T4 Birch trees by 1m; crown reduce T5 Cherry tree by 10%; pollard T6 and T7 Maples and reduce height by 15% and crown reduce T8 and T9 Rowans by 20% (Effingham Conservation Area).
No comment
- 15/P/00027 Plough Inn, Oreston Lane, Effingham, KT24 5SW
Reduce the height of a group of six Hazel trees and eight Leyland Cypress trees to 5.1m (Effingham Conservation Area)

No comment

15/P/00093 40 Strathcona Avenue, Bookham KT23 4HP

Single storey rear and two storey side extension

No comment

15/P/000134 39 Orchard Gardens, Effingham KT24 5QL

Part single and part two storey rear extension.

No comment

15/P/00135 Tollgate Farm, Guildford Road, Effingham KT24 5QL

Demolition of 16 buildings and construction of a new dwelling and new commercial units comprising 4 offices together with landscaping and parking

Effingham Parish Council objects to this application as it is outside the settlement boundary and building is not permitted on the green belt.

Undefined nature of the boundary of the application site

The applicant seems to be proposing to permanently split a property, but if this is so, it is not explicitly stated. The application site is part of a much larger area owned by the applicant. Currently, the boundaries of the application site are indistinct from the rest of the larger area. Proposals about changed use of the application site would be better understood if it is clear how these would be managed across the site as a whole – in other words, that uses extinguished on the application site will not just be re-located elsewhere (which would have the effect of extending development rather than reducing it). It would be helpful and reassuring if all the areas of the whole property were clearly defined ie the areas currently deemed to be in commercial use, or residential curtilage, or agricultural use, or common access, so that it is clear which areas are intended to change use and which not.

Retention of existing dwelling

The GBC Home Farm Policy H15 is relevant in terms of adding an additional residence to the site as the existing dwelling is being retained.

Calculation of building volume

The calculation of building volume has been taken from the whole site, not just the application site, as the property currently has a great many small structures on site. Currently, the volumes collected up to create the necessary equivalent for the proposed new dwelling and business unit are drawn from some structures which are within the application site, but also from some which are outside it; one example is the conservatory/store house ancillary to the existing dwelling. Furthermore, some of the buildings are garden buildings (summerhouses) ie never in commercial use.

Shared Access

The shared access mentioned in the plans is also currently the access to the existing Tollgate Farm house. If this dwelling is not to be demolished, the traffic impact assessment needs to take account of this.

Dark night skies

Please can it be noted that populations of owls, bats and glow-worms – all nocturnal creatures which are affected by light pollution – thrive in the immediate area, and design details / conditions which maintain and protect the very dark nature of this tract of relatively wild green space would be very welcome. Extending light pollution into the back of the site would be ecologically very unwelcome.

Mature trees have already been removed from the site.

Objection

15/P/00141 Willow Pool, Effingham Common Road, Effingham KT25 5JG

First floor side extension and part single, part two storey rear extension

No comment

15/P/00187 Casa Mia, Oreston Lane, Effingham KT24 5SN

Certificate of Lawfulness for existing development to establish whether a loft conversion incorporating a single storey side extension constitutes Permitted Development

Noted

15/P/00225 East Court, Beech Avenue KT24 5PN

Demolition of existing dwelling, staff dwelling and outbuildings and erection of replacement dwelling with detailed garage and staff accommodation

It was agreed to request an extension and organise a site visit

15/P/00232 Heath House, Heathway, East Horsley KT24 5ET

Proposed lean-to style carport/garage to existing detached garage

No comment

Results of Previous Applications

14/P/02071	The Orchard House, Beech Avenue, side extension	Approved
14/P/02233	18 Woodlands Road, side extension	Refused
14/W/00158	Badgers Farm, High Barn road, agriculture to residential	Refused

Other Planning Matters

To up-date on the Berkeley Homes/Howard of Effingham application

Cllr Hogger informed the meeting that this application will not go to the Planning Committee before the election and therefore the site visit was cancelled.

Mole Valley has issued a consultation on this application and the EPC objection will be sent to them with a covering note.

The PC will issue a press release highlighting that the school does not need to be bigger and the area is well served. Also need to take more active steps to promote the village views and to contact respondents to advise that

CC

PM

AP

Mole Valley are now consulting as well.
It was agreed to invite Sir Paul Beresford to the public meeting on 14th March. **PM**

Land at Wisley Airfield **AL**
Cllr Lightfoot is co-ordinating the response and the deadline is the 31st March. It was noted that the transport assessment states that the Howard is the secondary school for the development.

Letter from Chris Mansfield regarding the withdrawal of paper plans
The Councillors object strongly to this proposal on the following grounds:-
* The Parish Office is not able to print plans or large documents
* The facility for Parishioners to view the plans at the Office is well used and it would discriminate against those without internet access to remove this.
* It is difficult to get to Millmead to check plans from Effingham especially for elderly residents
* Viewing plans on the website is difficult and it is hard to compare documents
* It is undemocratic and against localism and equalities legislation
* The GBC website is very poor and inadequate and would have to be vastly improved to cope with this proposed change.
It was agreed to reply with an objection to the proposal.

=

33.15 FINANCIAL & ADMINISTRATIVE MATTERS

Current Financial & Admin Matters

Interim arrangements and recruitment for new Clerk

It was agreed to offer the post to the recommended candidate with a probation period of 6 months. Cllr Martland suggested a 2 month notice period be implemented. **AP**
As there is no training course available SALC will help with the initial training.

Consultation on the Community Infrastructure Levy for Guildford Borough
Cllr Martland to look into this. **DM**

Co-option of Councillor

Perry Stock agreed to be co-opted onto the Parish Council until the election.

To approve & sign cheques

Cheques approved and signed - See table at Appendix

34.15 HIGHWAYS & TRANSPORT

Current Highways Matters

A246 Service Road

Cllr Pindar reported that Surrey County Council will be meeting with the residents and that they had apologised for the delay in responding

35.15 VILLAGE PLAN

Progress Report

Two meetings have been held and the Public meeting will be held on 14th March and a leaflet will be circulated in the village. **PM**

Cllr Hogger stated that the aim of drafting the Neighbourhood Plan is so that it will have influence when GBC produce the Local Plan. She highlighted the Housing Policies and suggestions and the Housing target for the village and the 3 options will be put forward at the public meeting. It

was emphasised that the Parish Council is consulting and nothing has been decided.

Next Steps

* Invite all Parliamentary candidates and GBC planners to the Public meeting.

**PM
AL**

Other Matters For Resolution

None

36.15

GREEN SPACES & VILLAGE AMENITIES

Current Matters

Burial ground contract

It was agreed that this will go out to tender to Burleys, Multipower and DBS

CC

Ashes Plot/Garden of Remembrance

It was agreed to check with the church to find out if their Ashes plot is full

CC

Reports & Correspondence

The Cricket club have commented on fly tipping, problems with the condition of the parking area and a request to install a gate. It was agreed that this would be added to the agenda for the EVRT meeting with the cricket club.

LH

Burial Ground Tree Safety

It was agreed to do a site visit to the old school field.

AP

37.15

REPORTS

Police & Community Safety

PC Rob Clarke and PCSO Jon Perry attended the meeting.

There were 5 crimes reported in January:-

1 theft, 1 burglary to an outbuilding, 1 domestic and 2 violent crimes.

They agreed to a request to patrol the A246 outside King George V building on a Sunday morning to assist with parking problems there.

Allotments – the water will be switched on 1st March

Schools - The Deeds for St Lawrence School were discussed as the Parish Council has an interest on behalf of the village. This will be put on the Agenda for the next Council meeting.

AP

EVRT – No report

Home Farm Estate - No report

Friends of Effingham Common - No report

Smith's Charity – No report

Effingham Local History Group

The Group has applied for a Heritage Lottery Fund for display boards. This will require a longer term legacy and therefore the exhibition associated with WW1 may be deferred.

38.15

CORRESPONDENCE

The following correspondence which had been received since the last meeting was noted:

BTS Maintenance contract was signed by the Chairman.

A request to hire an area of Greatlees Wood for a marriage ceremony was

referred to the National Trust.

39.15

NEXT AGENDA

The next meeting will be on:

Tuesday 24 March 2015 - Ordinary Meeting of the Parish Council

CHEQUES AUTHORISED

Cheque No.	To	Description	£	Authority
C1076	Phone Co-op	Telephone	£25.58	Local Govt Act 1972,112
C1077	Coral Cornwell	Locum Clerk pay	£353.36	Local Govt Act 1972, 112