

## MINUTES OF ORDINARY MEETING OF EFFINGHAM PARISH COUNCIL

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

### Present

Cllr Pindar– Chair  
Cllrs Lightfoot, Martland, Moss, Stock, Symes, Wetenhall,  
Locum Clerk  
5 local government electors

- 40.15 APOLOGIES FOR ABSENCE**  
Cllrs Brazil and Hogger
- 41.15 REGISTER OF INTERESTS & OTHER INTERESTS AFFECTING THIS AGENDA**  
Cllr Stock regarding Planning Application 15/P/00228
- 42.15 MINUTES OF THE PREVIOUS MEETING**  
The minutes of the ordinary meeting of 24th February 2015 were agreed & signed.
- 43.15 MATTERS ARISING FROM THE PREVIOUS MINUTES**  
There were no matters arising.
- 44.15 MATTERS RAISED BY RESIDENTS**  
There were no matters raised
- 45.15 PLANNING MATTERS**  
**New Planning Applications**
- 15/P/00225 East Court, Beech Avenue , Effingham KT24 5PN
- Demolition of existing dwelling, staff dwelling and outbuildings and erection of replacement dwelling with detailed garage and staff accommodation building
- Effingham Parish Council welcomes a proposal to rebuild on this site, as the current building has little merit, however, it was not considered that this application is the right solution. We are keen to continue working with the owners as this is a great opportunity to achieve the best possible solution for this highly visible site which is one of the prime locations in Effingham and the Surrey Hills, the right building could be a great asset to the landscape.
- Effingham Parish Council objects to this application for the following reasons:-
- Design and Appearance
- This very grand design proposal, which although seeking to echo the Polesdon Lacey which can be seen in the landscape from the same public highways viewpoints, is not generally in keeping with the character of the ANOB, and would be highly visible on the ridge unlike Polesdon Lacey which is more nestled into the ridge and landscape, with many conifers and cedars behind. The proposed roof has a greater proportional height, and the roof is at a greater incline than Polesdon Lacey which would be viewed as bulk in the same landscape. (Surrey Hills Management Plan, LU1, LU3)

### Height and Bulk

The roof is over 1 metre taller than the current building giving a greater impression of height, bulk and volume. In addition, the roof dormers would have a great impact on the ANOB due to the extra windows giving the appearance of greater height and bulk of the building within the roof area. In addition there seems to be a large increase in volume generally.  
(Surrey Hills Management Plan, LU1, LU2)

### Light Pollution

The Roof Dormers would have a greater visual impact on light pollution policy contrary to Surrey Hills and the Effingham Emerging Neighbourhood plan policy for Dark skies.  
(Surrey Hills Management Plan, LU2)

### Public Amenity

Impact of the proposal on the amenity and the many public footpaths on the ANOB. (Surrey Hills Management Plan, LU1, LU5)

The NPPF para 115 states great weight should be given to conserving landscape and scenic beauty in the AONB which have the highest status of protection, and Policy RE5 of the Guildford Borough Local Plan 2003 states that the Surrey Hills Area of Outstanding Natural Beauty is of national importance and will be subject to the most rigorous protection.

15/P/00228

### Vine Cottage, The Street, Effingham KT245 5LQ

Listed Building Consent for replacement of failing 1960's windows with timber units using mullions/transoms to match a georgian style

No comment

15/P/00311

### Hylands, Guildford Road, Effingham KT24 5QE

Single storey side extension. Rear extension incorporating accommodation in roof and loft conversion to existing roof including rear dormer

No comment

14/P/01780

### High Barn, High Barn Road, Effingham KT24 5PR

Replacement dwelling, together with ancillary development including basement, swimming pool and associated infrastructure and landscaping works

An appeal has been lodged against the Council's refusal of the application

Original Objection to be sent to the Planning Inspectorate

15/P/00356

### Greenacres, High Barn Road, Effingham KT24 5PT

Erection of a detached two storey house following demolition of existing dwelling and garage

Effingham Parish Council objects to this application on the grounds that the height of the roof has been raised substantially. The property is positioned on a viewpoint over the village and would become more prominent on the skyline.

The lantern in the roof is against the Effingham Emerging Neighbourhood Plan Policy for dark skies

15/P/00375 9 Berrington Drive, East Horsley, KT24 5ST

Erection of a single storey rear extension

No comment

Dunley Hill Farm, Ranmore Common, Dorking RH5 6SX

15/P/00384 Proposed conversion of a disused single storey tearoom kitchen, office and store to a single storey two bedroom dwelling, new porch and carport

Site visited suggested and extension to be requested from GBC

### **Results of Previous Applications**

14/P/02275 4 Effingham Place, rear extension

Approved

14/P/02216 St Teresa's School, Effingham Hill, erection of barn Approved

14/P/02346 1 Linden's Close, side extension/garage conversion Approved

14/P/02369 Flat 6 Ranmore Place, Listed Building Consent Approved

15/P/00093 40 Strathcona Avenue. rear and side extension Approved

15/P/00038 Muhleck, Heath View, erection of 5 bed house Refused

15/P/00040 4 Home Barn Court, insertion of roof lights Approved

15/P/00046 Beechwood, Beech Avenue, side extension Approved

### **Other Planning Matters**

Berkeley Homes/Howard of Effingham application

The application has been put back for decision in September, Cllr Symes has spoken to Sir Paul Beresford on the matter and he has agreed to attend a meeting to listen to concerns

Land at Wisley Airfield

Cllrs Lightfoot and Martland are preparing the response which will include issues relating to Effingham including the Howard of Effingham school and road alterations and access.

Withdrawal of paper plan

This has been postponed until September and GBC will be consulting regarding IT equipment required by Parishes which they will fund and provide support for. EPC will be disadvantaged as it will be difficult to deliver the same service and Councillors felt it was contrary to the Localism Act.

46.15

### **FINANCIAL & ADMINISTRATIVE MATTERS**

#### **Current Financial & Admin Matters**

Appointment of Clerk

The new clerk Jon Short was introduced and welcomed to the meeting

Co-option of New Councillor

Cllr Stock completed the declaration and was welcomed to the Council

EVRT Service Level Agreement

The Parish Council has been a source of revenue to KGV since the start and now want to encourage it to be more independent. After discussion it was agreed to give a total amount of £12,000 over four years and this would include monies for the cricket club and land opposite Effingham station. The agreement will be re-drafted for future agreement.

AP

*AGREED to make £3,000 available to EVRT from 1st April*

Annual Parish Meeting 21st April

The Chairman's letter will be printed and then distributed by hand before Easter

Village Day - 27th June

It was agreed to have a stall and have the Village Design Statement for sale

Mayors Reception

Cllr Pindar attended. It was a less formal event than in previous years and it was noted that the next draft of the Local Plan will be available after Christmas.

**To approve & sign cheques**

Cheques approved and signed - See table at Appendix

47.15

**HIGHWAYS & TRANSPORT**

**Current Highways Matters**

A246 Service Road

Cllr Pindar reported that a meeting had taken place with Surrey County Council and a proposal made to limit the site with a 5 ton restriction and to put notices up regarding the changes

Bridleway adjacent to Kirkland, High Barn Road

Count Cllr Barker reported that dumping of building materials was still happening at this site. It had been reported to Luke Dawson the Access Officer and it was agreed to contact him again regarding this matter.

CC

48.15

**VILLAGE PLAN**

Cllrs Moss and Lightfoot were thanked for all their hard work preparing and running the Public meeting regarding the Village Plan 200 people attended and over 2,000 comments received. Overall the response was positive with some ideas needing refinement and some opposed. A review of the comments will take place.

**Progress Report**

There was clear support on the vision and most of the policies and areas are clear. There was support for the housing numbers and strong support for sites.0

**Next Steps**

To meet EFFRA and GBC and also Berkeley Homes as they own some of the sites. A redraft will be ready for the Annual Parish Meeting with an emerging plan to be issued by late summer.

Other Matters For Resolution  
None

**49.15**

**GREEN SPACES & VILLAGE AMENITIES**

**Current Matters**

Burial Ground contract tenders received from G Burley and Sons and it was agreed to appoint them for the contract.

**CC  
JS**

Burial Ground - further research to be undertaken

Cricket Ground. It was agreed that the banner must only be used during matches as it is against the bye laws and the club will be informed of this decision. The club will be invited to a meeting to discuss the Community Fund together with other outstanding issues.

**JS**

Deeds of St Lawrence School. The Parish Council have the full deeds which were donated to the Parish further to the 1841 Education Act. The principle is that the benefit should stay with the village.

Burial Ground Tree Safety. Consultation with the land owners of the adjacent site is required as concern regarding overhanging branches.

**AP**

A request for funding for a new audio system at a cost of £150 for KGV was approved.

**50.15**

**REPORTS**

Police and Community Safety. There were 3 crimes reported in February:-

2 domestic violence incidents

1 burglary dwelling

Allotments - the water has been turned on

Schools - No report

EVRT – No report

Home Farm Estate - No report

Friends of Effingham Common - volunteer days dates to be confirmed

Smith's Charity – No report

Effingham Local History Group - No report

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**51.15**

**CORRESPONDENCE**

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

Letter from the Pensions Regulator - Nomination required by 1st May

Letter from Chris Mansfield at GBC - acknowledgement of letter sent b

Email from Community Highways - response to report

Email from Luke Dawson - response to complaint of obstructed bridleway

Email from Bob Austin at KGV - request for funding for new audio system

Email from Adam Burlison - request for Community Grant for cricket club

Email from Philip Davies - H of E working parting S106 monies

**52.15**

**NEXT AGENDA**

The next meeting will be on:

Tuesday 28th April 2015 - Ordinary Meeting of the Parish Council

**CHEQUES AUTHORISED**

<b>Cheque No.</b>	<b>To</b>	<b>Description</b>	<b>£</b>	<b>Authority</b>
C1079	SSALC	Recruitment assistance	£216.00	Local Govt Act 1972,112
C1080	Sutton and East Surrey Water	Allotments water charges	£26.64	Local Govt Act 1972, 112
C1081	Sutton and East Surrey Water	Parish Office water charges	£47.56	Local Govt Act 1972, 112
C1082	The Phone Co-op	Phone Bill	£25.56	Local Govt Act 1972
C1083	Guildford Borough Council	Rates for the Burial Ground	£85.92	Local Govt Act 1972
C1084	Arnold Pindar	Printing expenses	£48.90	Local Govt Act 1972
C1085	Andrea Lightfoot	Brother printer and supplies	£232.93	Local Govt Act 1972
C1086	Coral Cornwell	Locum clerk pay	£513.52	Local Govt Act 1972
C1087	EVRT	First installment	£3,000.00	Local Govt Act 1972