

MINUTES OF ORDINARY PARISH COUNCIL MEETING

Effingham Parish Council

Tuesday 27th February 2018, 8pm KGV Hall, Browns Lane.

Present:

Councillors Cornwell, Hackett, Hogger, Jones, Mayell,
Nicholls, Pindar (Chair), Symes (Vice Chair).

Parish Clerk.

5 local government electors.

2 visitors.

BUSINESS TO BE DONE

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| 062/18 | APOLOGIES FOR ABSENCE SCC Councillor Iles Councillor Martland & Moss. |
| 063/18 | REVIEW THE REGISTER OF INTERESTS & OTHER INTERESTS AFFECTING THIS AGENDA Cllr Hogger declared an interest as a member of Guildford Borough Council's Planning Committee, and therefore doesn't comment on planning applications and as an EVRT Managing Trustee regarding items covering EVRT. Cllr Pindar declared an interest in planning application 18/P/00139, being a resident of Woodlands Road. |
| 064/18 | MINUTES OF THE PREVIOUS MEETING OF 30TH JANUARY 2018 After 2 minor amendments, the minutes were approved & duly signed by Cllr Pindar (Chair). (036/18 & 041/18) |
| 065/18 | TO DEAL WITH ANY MATTERS ARISING FROM THE MINUTES NOT OTHERWISE ON THE AGENDA None. |
| 066/18 | MATTERS RAISED BY RESIDENTS None. |
| 067/18 | Planning Matters: New planning applications: |

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| 18/P/00034 | <p>Summerdown Manor, Effingham Hill, Dorking. RH5 6ST Creation of a new entrance and driveway to serve West Lodge, Summerdown Manor & Wiltshire House and closure of existing access road. Objection: (see appendix)</p> |
| 18/P/00139 | <p>2 Woodlands Road, Bookham, Leatherhead, Sy. KT23 4HF Proposed demolition of existing conservatory and converted garage, together with construction of right and left single storey extensions and rear single storey addition. No comment.</p> |
| 18/P/00154 | <p>Breton House, Heathway, East Horsley, L/head. KT24 5ET Erection of three residential dwellings, with associated parking, landscaping and amenity space following demolition of the existing dwelling house. Objection: (see appendix)</p> |
| 18/P/00172 | <p>The White Cottage, Chapel Hill, Effingham, Sy. KT24 5NB Variation of Condition 2 (approved plans) of planning application 17/P/00473 approved 20.06.2017, to relocate the proposed shed. No comment.</p> |
| 18/P/00178 | <p>Hillside Farm, Salmons Road, Effingham, L/head. KT24 5QH Proposed sand school arena with stable block and associated areas; tack room, storage and welfare facilities.</p> <p>Cllr Pindar & Cornwell were delegated to consider and provide a parish council response (if appropriate).</p> |
| 18/P/00209 | <p>3 Acre Barn, Guildford Road, Effingham, L/head. KT24 5QQ Conversion of two former equestrian buildings to form a single two-bed residential dwelling, with glazed link extension. Objection: (see appendix)</p> |
| 18/P/00231 | <p>Tollgate Lodge, Guildford Road, Effingham. Sy. KT24 5QL Erection of a replacement dwelling house following demolition of existing dwelling. Comment: (see appendix)</p> |
| 068/18 | <p>Late received planning applications:</p> <p>18/T/00046 Vine Cottage, The Street, Effingham, Leatherhead. KT24 5LQ T1 - Leylandi - Fell (Conservation area) No comment.</p> |

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| 18/P/00271 | Hooke Farm , Effingham Common, Effingham. KT24 5JE Demolition of equine centre building, dwelling and removal of hard-standing; erection of replacement dwelling and associated works. To be considered at the next PC meeting (27.03.2018) |
| 069/18 17/P/02518 17/P/02578 17/T/00318 | Results of previous planning applications: 95 Strathcona Ave , Bookham, Leatherhead, Sy. KT23 4HR Proposed replacement conservatory roof. Approved. Hylands , Guildford Road, Effingham, L/head. KT24 5QF Single storey side and rear extensions. Refused. Manor Barn House , Browns Lane, Effingham. Sy. KT24 5NL Tree protection order (02) 2018 raised 21.02.2018 for - 6 Lime Trees within the garden of Manor Barn House. TPO raised. |
| 070/18 18/W/00015 18/P/00156 14/P/01718 Proposal: | Other planning matters: <u>For information:</u> Jangada , Lower Farm Road, Effingham, L/head. KT24 5JL Prior notification for a single storey 5.450 metre rear extension, 3 metres in height with an eaves height of 3 metres. Beagles Den , Dog Kennel Green, Ranmore Comm. RH5 6SS Certificate of Lawfulness for a proposed development to establish whether a single storey rear extension would be lawful. The Drift Golf Club , The Drift, East Horsley, Sy. KT24 5HD The importation, deposit and engineering of 54,878m ³ (some 87,805 tonnes) of inert waste material on 3.45ha of land within the existing golf course facility so as to remodel the existing practice ground outfield and to construct a new 11,000m ³ irrigation storage lake as part of a strategy to provide sustainable rainwater harvesting scheme; crate a new outdoor short game practice and teaching facility including a putting and chipping green; provide a new 769m ² building with 30 covered practice bays and associated storage, ablution, lavatory, teaching and administration facilities for the benefit of the general public, schools, the junior academy and club members; with associated ecological improvements over a period of 9 months and involving some 6097 HGV trips or 12,194 HGV movements (based on a conversion rate of 13m ³ (9m ³ |

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| | <p>compacted) per 20 tonne HGV) on a one way circular route at a maximum of 33 HGV trips (66 HGV movements) per day, with temporary passing bays and traffic managements along The Drift.</p> <p>Granted</p> |
| 071/18 | <p>BH/HofE Appeal</p> <p>The parish council is waiting on a decision from the Secretary of State, which should be received on or by the 22nd March 2018. Cllr Hogger confirmed that she had written to the Secretary of State on behalf of the Parish Council, informing them of the recent Neighbourhood Plan referendum success, which results in the Plan now having full weight in planning applications & appeals.</p> <p>It was confirmed that Guildford Borough Council had also written to the Secretary of State, with an update.</p> |
| 072/18 | <p>Wisley Appeal</p> <p>None.</p> |
| 073/18 | <p>Reports and correspondence relating to other planning matters (for information only): <u>Planning Enforcement Cases (end Jan 2018) -</u> One case resolved, leaving 20 unresolved - the earliest unresolved case is dated 28.11.12 the latest 03.01.18.</p> |
| 074/18 | <p>Reports from Parish Councillors not included in the above:</p> <p>Cllr Jones gave an update on his progress, reviewing the way planning applications are currently considered, and suggesting new procedures that could be adopted by the parish council. This review was warmly received by all, as change will be necessary with the Neighbourhood Plan gaining full weight in planning and the parish council's decision to go paperless (regarding planning).</p> <p>The clerk was instructed to accept the offer from GBC of a loan laptop/projector & screen to assist in the parish council going paperless.</p> <p>It was confirmed that the purpose of the planning working group meetings held between parish council meetings, was to examine planning applications on a purely technical nature and then make recommendations to the parish council as a whole, at the publicly attended monthly parish council meeting.</p> <p>Cllr Hogger was keen to support a revised, more technical way of reporting planning comments/objections.</p> <p>A planning procedural working group was agreed comprising of Cllr's Hogger, Symes, Pindar, Jones and Cornwell, who will report back at the next parish council meeting. (27th March 18)</p> |

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| | TO CONSIDER FINANCIAL MATTERS: |
| 075/18 | Payments were approved. (see appendix) |
| 076/18 | Reports and or correspondence relating to other finance matters: |
| 077/18 | <p>Community Fund: A grant funding request from Churches Together was considered and approved in principal. The grant was to secure funding for safety measure at the 2018 Living Nativity. The applicant was requested to resubmit an application once costings were established.</p> <p>A grant funding request from St.Lawrence Church was considered and approved (£606). The purpose of the grant is to support a Church Fete on Saturday 2nd June 2018. Items to be funded include - road closure costs, 2x gazebos, refreshments and advertising material.</p> |
| 078/18 | CFGA: No updates. |
| 079/18 | Reports and correspondence relating to other Space / Amenity matters: None. |
| 080/18 | Reports from Parish Councillors not included in the above: None. |
| | NEIGHBOURHOOD & LOCAL PLANS |
| 081/18 | <p>Updates received regarding:</p> <p>Neighbourhood Plan from ENPAG:</p> <p>Cllr Pindar (Chair) thanked everyone who had worked on, and voted in favour of the Neighbourhood Plan at the recent referendum.</p> <p>The referendum question was: <i>Do you want Guildford Borough Council to use the Neighbourhood Plan for the Effingham Neighbourhood Area to help it decide planning applications in the neighbourhood area.</i></p> <p>There was a 44% turnout out of an electorate of 2070 - 843 was the number that cast in favour of a yes 59 was the number that cast in favour of a no Of those who voted, 93.5 voted in favour and 6.5% against.</p> <p>Dan Knowles (Senior Planning Policy Officer at GBC) has confirmed that Effingham's Neighbourhood Plan now forms part of the borough's Development Plan, and that he has advised development management officers that it now carries full weight</p> |

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| 082/18 | <p>in planning decisions. It has also been confirmed that the plan will be formally adopted by GBC soon, after going through committee process.</p> <p>During this item - Vivien White (Chairman of Effingham Residents Association) read out a prepared statement on behalf of the EFFRA Committee. It was requested that it be provided in writing for consideration.</p> <p>GBC's Local Plan: It was confirmed that Paul Spooner (Leader of Guildford Borough Council) & Matt Furniss (Lead Councillor for Infrastructure and Governance) would be attending May's parish council meeting to update those attending on the progress of the boroughs Local Plan.</p> | | | | | | | | | | | | | | | | | | |
| | HIGHWAYS & TRANSPORT | | | | | | | | | | | | | | | | | | |
| 083/18 | <p>Current highway matters: None.</p> | | | | | | | | | | | | | | | | | | |
| 084/18 | <p>Reports and correspondence relating to other Highway Matters: The Howard of Effingham School's proposal for the limited closure of footpath FP75 was debated at length. A school response to parish council questions had not been received in time, so it was decided the following councillors would form a working group to undertake further research, and consider a parish council response. (Pindar, Hackett & Mayell)</p> | | | | | | | | | | | | | | | | | | |
| 085/18 | <p>Reports from Parish Councillors not included in the above: None.</p> | | | | | | | | | | | | | | | | | | |
| | REPORTS | | | | | | | | | | | | | | | | | | |
| 086/18 | Reports received: | | | | | | | | | | | | | | | | | | |
| 086/18a | <p>Police and community issues</p> <table border="0"> <tr> <td><u>Crime on or near</u></td> <td><u>December 2017</u></td> <td><u>5 incidents</u></td> </tr> <tr> <td>Chester Road</td> <td></td> <td>Criminal damage and arson</td> </tr> <tr> <td>Leewood Way</td> <td></td> <td>Anti-social behaviour</td> </tr> <tr> <td>Mount Pleasant</td> <td></td> <td>Public order</td> </tr> <tr> <td>Orestan Lane</td> <td></td> <td>Burglary</td> </tr> <tr> <td>The Crossroads</td> <td></td> <td>Burglary</td> </tr> </table> | <u>Crime on or near</u> | <u>December 2017</u> | <u>5 incidents</u> | Chester Road | | Criminal damage and arson | Leewood Way | | Anti-social behaviour | Mount Pleasant | | Public order | Orestan Lane | | Burglary | The Crossroads | | Burglary |
| <u>Crime on or near</u> | <u>December 2017</u> | <u>5 incidents</u> | | | | | | | | | | | | | | | | | |
| Chester Road | | Criminal damage and arson | | | | | | | | | | | | | | | | | |
| Leewood Way | | Anti-social behaviour | | | | | | | | | | | | | | | | | |
| Mount Pleasant | | Public order | | | | | | | | | | | | | | | | | |
| Orestan Lane | | Burglary | | | | | | | | | | | | | | | | | |
| The Crossroads | | Burglary | | | | | | | | | | | | | | | | | |

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| 086/18b | Allotments The clerk reported that there are currently 2 vacant allotment plots. Please contact the clerk for further details: email - clerk2010@effinghamparishcouncil.gov.uk tel - 01372.454911 |
| 086/18c | Burial Ground None. |
| 086/18d | Schools None. |
| 086/18e | Home Farm West - Calvert and Chester Roads None. |
| 086/18f | Friends of Effingham Common None. |
| 086/18g | Smith's Charity None. |
| 086/18h | Effingham Local History Group None. |
| 086/18i | Local government / admin matters None. |
| 086/18j | Update for Risk None. |
| 086/18k | Parish Rooms None. |
| 086/18l | Effingham Village Recreation Trust It was confirmed that the trust had co-opted a further trustee - Jerome Muscat. It was also confirmed that the KGV Toddler Playground Equipment project (phase 1) had now been completed, and that there was good progress with funding for the 2nd phase. There is a "Welly Walk" fundraiser planned for Saturday 10th March 2018. |
| 087/18 | Reports from Parish Councillors not included in the above: It was agreed that the Services Consultation Working Group (comprising of all parish councillors) should meet asap. The purpose of the Working Group is to consult with residents to ascertain what facilities & services should be provided by the parish council via the precept, for local residents. Consultation would include a village wide survey, open days and possibly with the support of an independent charity consultant such as Action Planning. http://actionplanning.co.uk/ |

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| 088/18 | Communications Working Group: Updates: Cllr Hackett confirmed that the first meeting date of groups interested in a village publication, would be Thursday 8th March in the parish room. To date, 9 interested local groups have confirmed their attendance. |
| | CORRESPONDENCE |
| 089/18 | Correspondence received since the last Parish Council Meeting: None. |
| | NEXT AGENDA |
| 090/18 | To note parish business for the Agenda of the next meeting |
| | Next meeting - Tuesday 27th March 2018 8pm KGV Hall. |

Appendix

067/18 Planning Applications - comments/objections

18/P/00034

The Parish Council OBJECTS to the Planning Application no special circumstances have been demonstrated to use green belt land for a long access road with lighting in the middle of the AONB. Our other three reasons for objection are as below:

1. The current entrance

The Design and Access statement produced by Neonova Design in support of the Planning Application, to distinguish itself from the two previously failed Applications, relies substantially on their claim (para 11) that:

“Over the past 5 years since the applications there has been 5 serious vehicle accidents recorded along Beech Avenue and Critten Lane on www.crashmap.co.uk, with two at the entrance to the junction formed by the access drive, driveway to West Lodge and the driveway to St Teresa’s School, indicating that there is a road safety issue at the driveway junction.”

We have checked the same site www.crashmap.co.uk, which register fatal, serious and slight accidents. We did not however use the wide address of ‘Beech Avenue and Critten Lane’, which is several miles long with crossroads at either end, but use the specific post code of the site RH5 6ST. The crash map site reveals that there were NO serious accidents and only three slight accidents at this post code location in the past five years:

- one at the actual entrance of Summerdown
- one at the actual the site of the proposed new entrance
- one at the top of White Hill on Beech Avenue, a quarter mile away.

Surely these statistics, and the lack of any serious accidents prove that the present entrance arrangement is safe, particularly bearing in mind the applicant's statements of traffic movements! Much of the rest of the document is based on the claimed danger of the road, so clearly rest of their claims could be similarly suspect and erroneous.

This also applies to their claim (para 20) arguing for Very Special Circumstances in the Green Belt of "...alongside the accepted benefit of safety improvements". We do not believe this claim is substantiated.

2. The proposed new entrance

The proposed new entrance is only 50 metres from the existing entrance, which will remain. It is acknowledge that at certain times the traffic can be busy, but to propose a second entrance so close to the established one we think will be introducing a new danger unnecessarily. The proposed new entrance will be on the side of Beech Avenue, closer to White Hill which traffic come down quite fast. In our view a new entrance at this point will be increasing the danger on Beech Avenue.

It is clear to us that whatever inconvenience the existing users have with the current arrangement, it actually contributes to the safety of Beech Avenue in that the caution necessary to be considerate to others at the junction, means that care is also exercised in emerging onto the busier Beech Avenue one at a time, with the consequential safety this creates. A second very close exit would add confusion with consequential danger as more than one vehicle could emerge from both at the same time.

3. Lighting

Much to our surprise we came across the reference to lighting in para 48 which states:

"Any lighting along the roadway will be at low level and vehicle activated to limit the time that it is on to minimise the impact of light pollution along the new driveway."

It therefore seems to us that such lighting is expected to be installed, yet, in spite of the comprehensive nature of the documentation, no lighting plans have been provided for us to comment on. Such lighting in an area of AONB would be contrary to what we expect.

It would also be in contravention of ENV 4 Darker Skies of the recently approved Effingham Neighbourhood Plan. This says:

All proposed developments should have regard to Effingham's current status as a 'dark skies' area, and proposals should avoid light pollution and protect the night-time environment of intrinsically dark areas of the village and countryside.

Later it goes on to say:

The majority of Effingham benefits from truly dark skies and consequently thriving populations of nocturnal wildlife.

In what is recognised by the applicant as an ANOB, we would require considerable proof that any lighting would not impact on the normal behaviour of wildlife.

18/P/00154

Effingham Parish Council objects to planning application 18/P/00154. Whilst we note that design efforts have been undertaken to overcome previous objections to the size and mass of the proposed buildings, and to reduce the number of bedrooms, there is still over-development of the site. Effingham Parish Council objects to:

The proposed site is currently in the greenbelt, but inside the East Horsley settlement area. The proposed application is an over-development in the greenbelt. The building of three houses two with four bedrooms and one with three bedrooms along with inadequate parking provision and insufficient garden provision amounts to the over-development of the site. The insufficient amenity provision is out of character with the area.

The Design and Access Statement shows the three houses on a tight blind bend. At present there is limited visibility on this bend and the proposed develop of West House and Corner House would further negatively affect visibility. The fact that there are insufficient parking places adds additional risk to the already hazardous blind bend.

There are insufficient parking places for houses of three and four bedrooms. The Design and Access Statement states:

CAR PARKING The layout has been amended to provide 2 off street parking spaces for each house. The area of hard standing has been significantly reduced.

The car parking provision of six places in the planning application is not in accordance with policy ENP-R1 in the Effingham Neighbourhood Plan. That states there should be a total of eight car parking spaces for houses of these sizes.

Policy ENP-R1 states:

All new developments within the Effingham Plan Area are required to provide parking within its site boundary, or nearby, off the public highway, to meet the expected demand of the development without requiring the use of public roads as overflow carparking. The following minimum parking standards shall apply to all residential developments, including affordable housing:

Three bedroom unit – 2 allocated car parking places

Four or more bedroom houses 3 allocated parking spaces

The mix of homes in the planning application is not in accordance with policy ENP-H2 in the Effingham Neighbourhood Plan. A proposed development of two additional houses should have 50% of proposed additional homes as one or two bedrooms. Policy ENP-H2 states:

New residential development of fewer than 10 units is required to provide the following mix of housing tenures, types and sizes to meet local housing requirements:

At least 50% of market homes shall have one or two bedrooms.

For these reasons Effingham Parish Council objects to this planning application. “

Effingham's Neighbourhood Plan should now be allowed full weight in planning decisions.

18/P/00209

18/P/00209 Three Acre Barn

Effingham Parish Council continue to be concerned with regard to this site and wish to OBJECT to the proposed development. We do not believe the development would preserve the openness of the Green Belt and would conflict with the purpose of including land in the Green Belt.

The site does not meet with the criteria of the now adopted Effingham Neighbourhood Plan for which full weight should be given, in that under policy G5 the site is within the Green Belt and:

- Extends or contributes to existing ribbon development in the Green Belt
- Results in the loss of a viable employment or business use (in that the current owner claims in para 5.6 and 5.10 of the Design and Access statement, to have used the site and gained permission for the barn and stables for equestrian purposes, which if the buildings were lost and some of the site taken for residential purposes, would make the property unviable for this purpose).

Paragraph 7.7 of the Design and Access statement states that the buildings are redundant for equestrian purposes because of fear of crime, but no evidence of any kind has been offered in support of this. There are quite a number of equestrian properties in Effingham but we are not aware that any other establishment has had any problems in this matter.

Should planning permission be granted, we would seek a condition be made in relation to Paras 4.6 and 6.75:

“.....with parking for at least 4 cars clear of the highway to the west of the buildings on existing hard standing.”

and

“Adequate on-site parking would be provided for at least 4 cars clear of the highway directly to the side and southwest of the building.”

This permission was granted because of equestrian use, but for residential, approval should only be given in line with usual car parking for a one bed home.

18/P/00231

Comment:

(EN4) Dark Skies Policy -from Effingham's Neighbourhood Plan

All proposed developments should have regard to Effingham's current status as a "dark skies" parish, and proposals should avoid light pollution and protect the night-time environment of intrinsically dark areas of village and countryside.

Residential development should be designed to minimise light pollution, avoiding the use of unscreened roof-lights or atria.

075/18 Approved Payments:

| | To | Description | £ | Authority |
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| | Kompan | C/F KGV Playing Fields | 4372.07 (728.68) | Local Government (Miscellaneous Provisions) Act 1976, s.19 |
| | Surrey Litho | Neighbourhood Plan Leaflets | 0222.00 no vat | Town and Country Planning Act 1990 (as amended) |
| | Roy Taylor | Plumbing / repairs at Parish Room | 0105.00 no vat | Local Government Act 1972, s.133 |
| | Cornwell (HBP) Ltd | Parish Room / courtyard security | 0300.00 no vat | Local Government Act 1972, s.133 |
| | HMRC | Underpaid NI payments | 3752.29 | LGA 1972 s.112 |

Regular agreed payments - (standing orders)

| | To | Description | £ | Authority |
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| | EVRT | Service Level Agreement (Quarterly) - 01.04.18 | 3000.00 (1st Oct) | Public Health Act 1875, s.164 Public Health Act 187-1961 Open Spaces Act 1906 |
| | Countrywide Grounds Mnce | Burial Grounds Mnce (Monthly) - 28.02.18 | 0218.50 | Open Spaces Act 1906, s.9 and 10 |
| | HMRC | Clerk TAX/NI (Quarterly) - 31.03.18 | 0896.31 | LGA 1972 s.112 |
| | The Surrey Pension Fund | Clerk / Employer Pension Payments (Monthly) - 25.02.18 | 0579.36 | LGA 1972 s.112 |
| | Jon Short | Clerk Salary (Monthly) - 25.03.18 | xxxxxxx | LGA 1972 s.112 |

Direct Debit Payments:

| | To | Description | £ | Authority |
|-------------|----------------------------------|--|-------------------|--|
| Created | The Phone Co-op | Parish room broadband & phone - 28.02.2018 | 0046.81 (7.80) | LGA 1972 s.111 |
| Outstanding | Currently EDF | PR Electricity | | LGA 1972 s.133 |
| Created | SES Business Water | PR Water - supply ???? Feb inv not rec'd | 028.17 | LGA 1972 s.133 Payments to be taken bi-yearly on the 22nd Sept / Feb |
| Created | SES Business Water | Allotment Water - supply ???? Feb inv not rec'd | 158.81 | Small Holdings & Allotment Act 1908, ss.23, 25 & 42 Payments to be taken bi-yearly on the 22nd Sept / Feb |
| Created | Information Commissioners Office | Data protection registration - 08.12.2018 | 0035.00 | LGA 1972 s.111 Payments to be taken annually on the 8th December |
| Outstanding | Castle Water | PR Water - waste | | LGA 1972 s.133 |

Purchases using pre-charged debit-card:

| Ref/date | To | Description | £ (vat) | Balance | Authority |
|----------|-------------|---------------------------------------|-------------------|---------|---|
| | | | | | |
| | | Balance brought forward from Jan 2018 | | 0158.94 | |
| 06.02.18 | Post Office | NP Referendum Leaflets postage of | 0026.88 no vat | 0132.06 | Town and Country Planning Act 1990 (as amended) |
| | | | | 0132.06 | |
| | | | | | |