

MINUTES OF ORDINARY PARISH COUNCIL MEETING

Effingham Parish Council

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

Present:

Councillors Hackett, Jones, Martland, Mayell, Moss, Nicholls, Pindar (Chair), Symes (Vice Chair).

Surrey County Councillor Iles.

Parish Clerk.

11 local government electors.

1 visitor.

091/18	APOLOGIES FOR ABSENCE Councillors Cornwell & Hogger.
092/18	REVIEW THE REGISTER OF INTERESTS & OTHER INTERESTS AFFECTING THIS AGENDA None.
093/18	MINUTES OF THE PREVIOUS MEETING OF 27TH MARCH 2018 After a minor amendment at 081/18, the minutes were approved and duly signed by Councillor Pindar (Chair).
094/18	TO DEAL WITH ANY MATTERS ARISING FROM THE MINUTES NOT OTHERWISE ON THE AGENDA None.
095/18	MATTERS RAISED BY RESIDENTS See BH/HofE Appeal - 100/18
096/18	Planning Matters: New planning applications:
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. No comment.
18/P/00348	Ranmore Manor , Ranmore Common, Dorking. RH5 6SX Listed building consent for the retention of 3 dormer roof to the front, west elevation and 3 dormer roofs to the rear, east elevation. No comment.

<p>18/P/00486</p>	<p>The Beeches, Beech Avenue, Effingham. KT24 5PJ Certificate of lawfulness for a proposed development to establish whether a single storey rear extension would be lawful. No comment.</p>
<p>18/P/00506</p>	<p>40 Orchard Gardens, Effingham, Leatherhead. KT24 5NR Erection of a detached 3 x bed dwelling house following demolition of existing garage. Objection. (see appendix)</p>
<p>097/18</p>	<p>Late received planning applications:</p>
<p>18/P/00512</p>	<p>Huckamoor, Orchard Close, East Horsley, L/Head. KT24 5EX Certificate of lawfulness for a proposed development to establish whether a single storey rear extension would be lawful. No comment.</p>
<p>098/18</p>	<p>Results of previous planning applications:</p>
<p>17/P/02526</p>	<p>Rear of Stocks, The Street, Effingham. KT24 5LQ Erection of a three-bed house on land rear of Stocks. Refused.</p>
<p>18/P/00001</p>	<p>Manor Barn House, Browns Lane, Effingham. KT24 5NL Proposed log store to west side of existing garage; addition of side and rear glass verandas; replacement of the end wall of the kitchen on side elevation with a metal framed full width glass wall and creation of a new access. Approved.</p>
<p>18/P/00056</p>	<p>52 Woodlands Road, Bookham. KT23 4HH Proposed single storey front and side extension. Approved.</p>
<p>18/P/00156</p>	<p>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. Approved.</p>
<p>18/P/00172</p>	<p>The White Cottage, Chapel Hill, Effingham, L/Head. KT24 5NB Variation of Condition 2 (approved plans) of planning application 17/P/01711, approved 12/10/2017, to relocate and amend the proposed shed.</p>

18/W/00015	<p>Jangada, Lower Farm Road, Effingham, L/head. KT24 5JL Prior Notification for a single storey 5.450 metre rear extension, 3.0 metres in height with an eaves height of 3.0 metres. Refused.</p>
<p>099/18</p> <p>17/P/02219</p> <p>17/P/01464</p>	<p>Other planning matters:</p> <p><u>APP/Y3615/W/18/3193422</u> An appeal has been lodged against the Council's refusal of the below application: Land rear of 5, Water Lane, Bookham. KT23 3HQ Proposed alterations to the external appearance of the existing building. No comment.</p> <p><u>APP/Y3615/W/17/3192144</u> An appeal has been lodged against the Council's refusal of the below application: Land to the east of, Outdowns Lodge (Spinney Lodge), Outdowns, Effingham. KT24 5QN Planning application for erection of 1 x 5-bed and 1 x 4-bed dwelling houses, with private covered parking, landscaping, refuse storage, and soft landscaping. Further Objection. (see appendix)</p>
<p>100/18</p> <p>14/P/02109</p>	<p>Berkley Homes / Howard of Effingham School Appeal:</p> <p>APP/Y3615/W/16/3151098</p> <p>It was confirmed that Berkeley Homes & The Howard of Effingham School had successfully appealed Guildford Borough Council's refusal of planning application 14/P/02109 for a replacement school and up to 295 new dwellings. Effingham Parish Councillors were devastated by the Secretary of States decision, which allowed seemingly little weight to the recently approved Neighbourhood Plan, and would have a destructive affect on Local Green Spaces, The Green Belt, Wildlife Corridors - along with destroying residents confidence in the 2012 Localism Act. Effingham Parish Council is consulting with their barrister and Guildford Borough Council, to assess if there's sufficient legal basis to challenge the decision. Local residents acknowledged the hard work carried out by the Parish Council regarding the Appeal, and asked if there was anything they might do to assist.</p>
101/18	<p>Wisley Appeal: None.</p>

102/18	<p>Reports and correspondence relating to other planning matters:</p> <p>It was confirmed that the parish council would be going paperless regarding planning applications. This will mean that hard copies of plans will no longer be available at the parish room, or on the evening of parish council meetings. Alternative electronic options are being considered, including the use of a projector and screen. Should you wish to view a plan at the parish room, please make an appointment with the clerk, either by phone (01372.454911) or email (clerk2010@effinghamparishcouncil.gov.uk).</p> <p><u>Planning Review Group (PRG) -</u> It was agreed that the PRG would meet on the Tuesday before a parish council meeting and review new planning applications. Recommendations would then be made at the following Tuesdays Parish Council meeting.</p> <p>All Parish Councillors are welcome to attend PRG meetings, leading PRG Councillors are Cllr's Cornwell, Jones & Symes.</p> <p>“The Planning Procedural working group established by Minute 074/18 has met and requests formal approval for the following:</p> <ol style="list-style-type: none"> 1. That the current informal working group be formally established and called ‘the Planning Review Group’ (or PRG) to inform and advice the Council on planning matters. 2. That the PRG and Councillors will initially work to guidelines as set out in the attached Proposal. It is expected that these will need to be reviewed in light of experience with any revisions being referred back to the Council for approval.”
103/18	<p>Reports from Parish Councillors not included in the above: None.</p>
104/18	<p>Communications Working Group: Cllr Hackett confirmed that the recent meeting with parties interested in a village magazine had been very well attended. He then confirmed that a flyer would be going out shortly with the Chairman's Report, seeking volunteers to take the project forward.</p>
	<p>FINANCIAL MATTERS:</p>
105/18	<p>Payments were approved. (see appendix)</p>

106/18	Reports and or correspondence relating to other finance matters: A grant funding request from Surrey Playing Fields was agreed. (£10)
107/18	Community Fund - to consider new applications: None.
108/18	CFGA - to receive updates: None.
109/18	Reports and correspondence relating to other Space / Amenity matters: None.
110/18	Reports from Parish Councillors not included in the above: None.
NEIGHBOURHOOD & LOCAL PLANS	
111/18	To receive updates regarding: Neighbourhood Plan from ENPAG: Cllr Moss thanked everyone that had been involved with creating the recently approved Neighbourhood Plan. She also confirmed that ENPAG would disband once GBC had formally approved the plan. (only procedural)
112/18	GBC's Local Plan: None.
HIGHWAYS & TRANSPORT	
113/18	Current highway matters: Cllr Iles encouraged councillors to make recommendations to her asap regarding any urgent local road repairs, so the County Council might consider and prioritise them. There was a short discussion on amended plans for the M25/A3 Wisley junction. EPC had submitted comments that the views of RHS Wisley should be considered further.
114/18	Reports and correspondence relating to other Highway Matters: The clerk has now sent a parish council response regarding the Howard of Effingham School proposal for the limited closure of footpath FP75.
115/18	Reports from Parish Councillors not included in the above: None.

	REPORTS
116/18	Reports received:
116/18a	<p>Police and community issues</p> <p><u>Crime on or near</u> <u>January 2018</u> <u>5 Incidents</u> Lower Farm Road, Public order (x2) The Crossroads, Other theft Yew Tree Walk, Criminal damage & arson Yew Tree Walk, Other theft</p>
116/18b	<p>Allotments Cllr Pindar confirmed he would be turning on the allotments water supply shortly.</p>
116/18c	<p>Burial Ground None.</p>
116/18d	<p>Schools None.</p>
116/18e	<p>Home Farm West - Calvert and Chester Roads None.</p>
116/18f	<p>Friends of Effingham Common None.</p>
116/18g	<p>Smith's Charity None.</p>
116/18h	<p>Effingham Local History Group None.</p>
116/18i	<p>Local government / admin matters GDPR - the Clerk reported that GBC would shortly be making proposals to local parish councils, to assist them with the required legislative changes. i.e. Data Protection Officer sharing.</p>
116/18j	<p>Update for Risk None.</p>
116/18k	<p>Parish Rooms None.</p>
116/18l	<p>Effingham Village Recreation Trust Taking account of the appeal decision, it was considered sensible to delay the considering of improvement plans for the KGV Hall, until the possibility of making an application for Judicial Review has been considered by both Effingham Parish Council & Guildford Borough Council. (deadline for this is 2nd May 18)</p> <p>It was reported that donations towards the 2nd phase of the toddler's playground refurbishment were coming in at a steady rate, including a very generous donation by a local resident of £5k.</p>

117/18	Reports from Parish Councillors not included in the above: None.
	CORRESPONDENCE
118/18	Correspondence received since the last Parish Council Meeting: None
	NEXT AGENDA
119/18	Parish business for the Agenda of the next meeting: None.
	Next meetings - 10th April 2018 - Annual Parish Meeting 24th April 2018 - normal meeting 8pm KGV Hall, Browns Ln.

Appendix.

096/18 New planning applications.

18/P/00506 40 Orchard Gardens, Effingham. KT24 5NR

Effingham Parish Council OBJECTS to the proposal:

EPC considers the proposal to be an overdevelopment of the site.

& from Effingham's Neighbourhood Plan -

Infrastructure Policy - ENP-R1 Car Parking

The proposal does not provide sufficient parking for the existing 4 bed & proposed 3 bed dwelling.

(a minimum of 5 spaces should be provided)

General Policies - ENP - G5 Assessing suitability of sites for residential development

The proposal fails to satisfy conditions within the policy.

17/P/01464 Land to the east of, Outdowns Lodge (Spinney Lodge), Outdowns, Effingham. KT24 5QN

Further objections now the application has been appealed:

The EPC OBJECTS TO THE PROPOSAL AS IT DOES NOT MEET THE REQUIREMENTS OF APPLICABLE ENP POLICIES AS SET OUT AND UNDERLINED BELOW

Applying the Delivery Principles in Section 7 of the ENP, as the Proposal is for new buildings for residential purposes on a site where there is no pre-existing building, the potential suitability of the site is to be determined by reference to ENP-G5.

EPC considers that it does not meet any of the ENP G-5 requirements because:

1. The Appellant argues that any building along the A246 between East Horsley and the village of Effingham is in line with the development pattern of Outdowns and can be considered limited infilling as the development of Effingham and East Horsley have expanded along the A246 over the last century. This is inconsistent with the definition of Limited infilling in ENP G-5. The site does not as a matter of fact on the ground, appear to be in a village or anywhere near the defined settlement area of Effingham. Indeed, the Appellant's approach is inconsistent with purposes of the Green Belt to minimise urban sprawl and limit ribbon development.
2. The Appellant argues that part of the site is PDL, but as pointed out in the Officer's Report this is at most limited to a stable and some hard standing of a scale inconsistent with the size and scale of the Proposal.

Furthermore, EPC considers that as the Proposal is for development in the Green Belt it has not met any requirements of the Guildford Borough Council Local Plan or the NPPF and as no very special circumstances have been demonstrated it is inappropriate development.

EPC THEREFORE OBJECTS TO THE PROPOSAL.

EPC NOTES THE POTENTIAL APPLICATION OF THE PRIMARY AND SECONDARY POLICIES OF THE ENP to a development of this kind.

In considering the acceptability of the proposal EPC considers the following ENP Policies as relevant: G2; H1 and H2.

The Proposal is not acceptable AND THE EPC OBJECTS TO IT BECAUSE:

- It does not meet the requirement of ENP-G2 for a development to respect the rural and landscape character and setting of Effingham and conserve open countryside in and around the village area as it seeks to build on open countryside.
 - It does not meet the requirement of ENP-H2 that at least 50% of any residential development of market homes of this number should have one or two bedrooms and provide affordable homes in accordance with the Guildford Borough Local Plan.
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- The target of 50 homes in ENP H1 is no longer relevant as it will be more than met by developments recently approved so the current proposal for additional homes is contrary to the ENP.

In evaluating the Sustainability of the proposal EPC has considered the following ENP Policies: G4, ENV4 and ENP-R1.

ENP considers the proposal has not clearly demonstrated the Sustainability requirements:

- of G4 to limit surface run off and provide mitigation measures.
- of ENV4 to minimise light pollution.
- of R1 with regard to the number of parking spaces to be provided for each house.

However, ENP considers these requirements may be met by suitable conditions.

	To	Description	£	Authority
14.03.2018	Surrey Litho	ENP referendum version bound book for cllr's	0125.00 no vat	Town and Country Planning Act 1990 (as amended)

Regular agreed payments - (standing orders)

	To	Description	£	Authority
	EVRT	Service Level Agreement (Quarterly) - 01.04.18	3000.00	Public Health Act 1875, s.164 Public Health Act 187-1961 Open Spaces Act 1906
	EVRT	Supplementary contribution towards the provision of services and facilities at the KGV Hall /Playing Fields. 01.04.18	5000.00	Public Health Act 1875, s.164 Public Health Act 187-1961 Open Spaces Act 1906
	Countrywide Grounds Mnce	Burial Grounds Mnce (Monthly) 28.03.18	0218.50	Open Spaces Act 1906, s.9 and 10
	HMRC	Clerk TAX/NI (Quarterly) 31.03.18	1355.07	LGA 1972 s.112
	The Surrey Pension Fund	Clerk / Employer Pension Payments (Monthly) 25.03.18	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 - 28.03.2018	0046.66 (7.78)	LGA 1972 s.111
Outstanding	Currently EDF	PR Electricity		LGA 1972 s.133
Created	SES Business Water	PR Water - supply 22nd March 2018	0068.92	LGA 1972 s.133 Payments to be taken bi-yearly on the 22nd Sept / Feb
Created	SES Business Water	Allotment Water - supply 22nd March 2018	0025.01	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 Feb 2018		0132.06	
05.03.18	Post Office	Postage - VAT refund claim	0001.75	0130.31	LGA 1972 s.111
11.03.18	Tesco	Cleaning, storage, refreshments	0031.60	0098.71	LGA 1972 s.111
11.03.18	Tesco	A4 copier paper x 10 reams	0025.00	0073.71	LGA 1972 s.111