

**MINUTES OF THE MEETING OF EFFINGHAM PARISH COUNCIL
HELD AT 8pm ON TUESDAY 27 APRIL 2010
AT KING GEORGE V HALL, BROWN'S LANE, EFFINGHAM**

PRESENT

Cllr Pindar in the Chair
Cllrs Crouch, Driscoll, Hogger, Jones, Nicholls, Symes and Wetenhall
7 local government electors

49.10 APOLOGIES FOR ABSENCE

Cllr Clark (unwell); Cllr Lightfoot

50.10 REGISTER OF INTERESTS AND DISCLOSURE OF INTERESTS

Cllr Symes declared a personal interest in the planning application for Greenboughs, Heath View, as this is the road in which he lives.

51.10 MINUTES OF THE MEETING OF 23 MARCH 2010

These were agreed to be a true record and signed.

52.10 MATTERS ARISING FROM PREVIOUS MINUTES (not elsewhere on the Agenda)

43.10 Howard of Effingham – Foundation Status A useful meeting had been held with the school. Minutes of the joint meeting have been circulated but the Howard School has not yet confirmed the dates on which a working party could meet to discuss school security, including the issue of the footpath which crosses one end of the site.

SM

53.10 POLICE AND SAFETY

PCSO's report

PCSO Culross reported 8 crimes for the preceding month: a burglary to a business, thefts of a wallet, a mobile phone, diesel from an MPV, a JCB; 2 incidents of criminal damage (1 to a business and 1 to a dwelling); 1 assault (between pupils outside the school grounds). Cllr Symes asked if the crimes for Heath Way, Heath View, Orchard Close and Berrington Avenue (the section of the parish of Effingham in the East Horsley postal district) could be reported, and PCSO Culross will ask PCSO for the statistics.

PCSO Culross thanked Cllr Nicholls and the Parish Council for thinking about issues of improving communication with residents and saving time by combining meetings. Some proposals were put forward. Everyone was in favour of a trial of the PCSO report at 7.30 followed by the Parish Council meeting at 8pm, bearing in mind the two Panel meetings already publicised.

54.10 PLANNING MATTERS

New applications

10/P/00419 The Coolins, Manor House Lane

Construction of rear single storey extension to living room and conservatory. No comment

10/P/00470 La Tuya, Orestan Lane

Single storey rear extension following demolition of rear conservatory. No comment.

10/P/00499 20 Norwood Road

Erection of a two storey extension. The neighbour has no problems with this. No comment.

10/P/00501 Honeypots, Lower Farm Road

Demolition of east wing, including utility room, garage and green house and replacement with a two storey side extension, including roof extension, together with two storey rear extension (which is deemed to be permitted development approved under 09/P/01843).

Cllr Nicholls reported that this was a higgledy-piggledy layout; he knows it well. No comment.

10/P/00566 Oldlands Dene, Outdowns

Introduction of gable end to existing roof (NW elevation) and construction to new chimney with a further flue for a wood burning stove. No comment.

10/T/00049 Browns, Browns Lane

Line of Cypresses (G1) crown reduce up to 50%, Limes (T1-T4) crown reduce by 20-30% (Effingham Conservation Area). No comment.

10/P/00616 Sheepwalk Cottage, Sheepwalk Lane, Ranmore Cobham

Consultation from Mole Valley District Council for amendments to approved application MO/2007/2041 for the erection of first floor and single storey side extensions.

No details had been received. The Parish Council had commented on the proximity of public rights of way on the original application. Comments will be deferred until the drawings are received.

SM

10/P/00485 Greenboughs, Heath View

Erection of part two storey, part single storey rear extension.

The Chairman invited the members of the public present concerned by this application to comment. Mrs Pam Smith described the reductions made since the previous application. She felt that other houses in the road had been granted large extensions which were being opposed in their case. She did not accept that the structure would be too close to the side boundary, or that it would overshadow or overlook the neighbours.

Mr Richard Smith welcomed changes made to the earlier application. However he still felt that the size was overbearing. The differential in ground level between the two properties increased the effect of the overshadowing; there were inconsistencies in the measurements and levels marked on the drawings; the pitch of the roof could be shallower; he felt the proposed internal layout meant that further applications for extension would follow; the potential for light pollution from the rooflights, given that there were big windows at the back, was a problem. This extension would represent an increase of 60% on the original volume, and 78% on the original ground floor. He felt that all applications for intended expansion should be submitted now to avoid confusion later.

Mrs Pam Smith spoke again suggesting that other properties have had larger extensions than this. Mr Smith spoke again saying that houses which were originally larger could have larger extensions.

Mr David Seti spoke welcoming the changes on the previous application but recording concerns about submission of the planning application in sections, and that the current application appeared to represent only an interim stage.

Mrs Pam Smith explained that she wanted to get on with the rear ground floor this year.

Cllr Ian Symes reiterated the declaration of personal interest he had made at the start of the meeting, since he lives in the road. He wished to defend himself against the allegation in Mrs Pam Smith's letter to the GBC Planning Officer that he had unfairly influenced the Parish Council when it debated the previous application. The Minutes show that he had properly declared his interest; he had also done this in his own letter sent separately. His comments had been related to Planning Policy H9 and were relevant planning issues. He noted that ERRA and East Horsley Parish Council had independently sent objections.

Cllr Hogger pointed out that as a Borough Councillor on the Planning Committee she does not comment on the specifics of applications, only on aspects of procedure. GBC would not be as restricted to a 40% increase inside the settlement area (as here) compared to in the Green Belt.

After discussion the Parish Council agreed that it would send a comment, not an objection, to the Planners that this seemed a large extension.

10/P/00562 Greenboughs, Heath View

Erection of single storey rear extension.

It was noted that the area of the proposed ground floor extension was as in application 10/P/00485. It was agreed that the Parish Council did not object but would comment that the Planning Officers should satisfy themselves that this was an acceptable design in case this was the final application to gain consent.

Results / progress on previous planning applications

09/P/01755 The Long Barn, High Barn Road

To appeal; appellant asks for Committee decision to be overturned in favour of officer recommendation because of agreement conferred during pre-application negotiations. Submissions to Planning Inspectorate by 25 May. It was agreed that EPC will re-submit its objection as is customary, including the historical information about development of the site. Cllr Wetenhall will investigate the appeal documentation. The Clerk will find out which GBC Officer is dealing with it.

JW
SM

09/P/01822 Littledown, 3 Salmons Road

Approved

09/P/02004	Ranmore Manor, Crocknorth Road	Refused
10/P/00088	The Beeches, Guildford Road	Approved
10/P/00124	9 Norwood Road	Approved
10/P/00193	Hooke Field, Heathway	Refused
10/P/00222	Downhills, Links Way	Approved
10/P/00234	Rose Acre, Lower Farm Road	Approved
10/P/00266	Inglehurst, Outdowns	Proposed development is not permitted development
10/P/00306	The Vineries, Lower Road	To Planning Committee
10/P/00324	Burnside, Heath View (CLEUD)	Approved
Cricket Club, Effingham Common		Approved
OK1088453	A G Edwards & Son, Leewood Farmyard	Interim licence revoked; application refused.
OK 1089558	Baleman Services Ltd	Application for HGV operators licence at Newmarsh Farm to go to Public Inquiry; date so far not set. This is something like a test-case, the first of several subsequent applications which are also waiting in the queue. EPC has objected to the establishment of Newmarsh Farm as a site for HGV operators because it was established without due advertisement to residents. SCC objects on the grounds of the unsuitability of the access.

Other planning matters

Parish Council's comment on applications SCC 2010/0027 and GBC 10/P/00498, Chasemore Farm

This application arrived too late to be understood and discussed at the last meeting but comments were due by 19 April. Cllr Lightfoot kindly read it and inspected the site. Cllrs Clark, Lightfoot and Pindar approved the text sent to both SCC and GBC as below:

'Effingham Parish Council has considered the above application and has asked me to comment as follows.

Access to local roads

1. Effingham Parish Council has consistently objected to the creation of any access, however temporary, from the Cobham Motorway Service Area (MSA) site to local roads, for reasons of security and the environmental protection of nearby residents (see comments to Elmbridge District Council planning applications 2007/1768 & GBC 07/P/01535; also 2009/1230 & GBC 09/P/01237). Condition 10 of the approval for the MSA by the Office of the Deputy Prime Minister provides for this protection. This aspect of the present application therefore still raises objection. If the application is granted, the Parish Council suggests a condition that the access from the MSA site to the Bookham Road will be both physically and permanently closed after the work is completed.
2. The current planning application, and the one currently awaiting determination by Elmbridge District Council (2009/1230) have a bearing on each other, because together they potentially extend and diversify the access to local roads by construction lorries. Depending on the Elmbridge decision, there may be the potential for construction lorries to access the MSA site at Horsley Road and exit at Bookham Road and vice-versa, thus using the MSA site as a rat-run. The Parish Council feels this potential adverse consequence must be addressed, and workable preventative measures put in place.

Environmental safeguards

Effingham Parish Council has maintained consistent pressure for the minimisation and containment of noise, light and water pollution caused by the proposed development at the MSA site. It has previously suggested that all arisings from the site should be used on the MSA site itself, to heighten the proposed bunds and minimise the overall area affected (see the comments on planning applications referred to above).

It is recognised that the Chasemore Farm application is offered as a way of addressing the noise / light pollution concerns. This would in theory be welcomed, except insofar as it raises additional concerns, which are as follows:

1. The applicant states that 350,000 tonnes of material must be moved, but does not explain or justify this figure, and the question arises of how accurate it is, with obvious concern for the consequences. Why can this not be re-used on the actual MSA site?
2. The application proposed destruction of natural landscape and habitat in the Green Belt, by

the effective legal dumping of waste inert material. Will the planning designation of the land change in perpetuity as a result? If so, is this acceptable?

3. The landscape is the sensitive habitat of reptiles (acknowledged by the applicant) and rare birds – ground nesting skylark, and linnet, (also highly protected; their needs are less acknowledged); is it clear that all alternatives, which do not impinge on this habitat, have been fully explored?
4. There will be an impact on ground water sources in a flood plain area, not only from the mounding, but also from the effect on the soil of the visits of so many lorries; is this acceptable?
5. If so many lorries are to be used, will any be kept on site at Chasemore overnight to minimise traffic on nearby roads? Will an HGV site licence have to be granted? If so, will this be temporary or permanent?
6. If granted, can this application be subject to an s106 agreement with the MSA developer, for the benefit of local communities?

The Parish Council found the overview / summary prepared by SCC Planning Officer Samantha Murphy which accompanied the application very useful.'

Reports and correspondence relating to other Planning matters:

Leewood Farmyard and Lower Leewood Farm

Residents report that A G Edwards is continuing to use the former site, despite not having the O licence; also, their lorries are using the track to Lower Leewood Farm. SCC is following this up.

Salmons Road

A resident has reported that 1 Salmons Road is being used as the operating centre for an HGV, a digger, and vans. SCC is following this up.

55.10 CHAIRMAN'S REPORT and ANNUAL PARISH MEETING

Issues raised by residents in response to the Chairman's Report and at the Annual Parish Meeting

One letter approving the new appearance of the Chairman's report had been received, and commenting on various issues which were also brought up at the Annual Parish Meeting. These included:

- Request for information on the works to the entrance of St Teresa's
- Complaint and request for information about helicopter numbers, noise and hovering near High Barn Road (Clerk to investigate) SM
- Request for a litter pick. Cllr Hogger confirmed this will be 3 July. The Clerk will inform people and send notices home to parents via school book bags SM
- Request for a litter bin near The Plough; the Clerk to request this SM
- St Teresa's 50-seater coach still in use despite agreement to the contrary. Is this theirs or visitors? The Clerk to write. SM
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Local historians group

Several interested people had come forward and the first meeting was set for 10 May. The project would be to find out more about Effingham Common with a view to making the information public. There had been concerns about metal detecting on GBC land. The Clerk will contact Adam Owen to ask about policy. SM

56.10 VILLAGE GREEN SPACES AND AMENITIES

Current GSVa matters

Arrangements for the Parish Council's contribution to Effingham Fete, 26 June

It was agreed that the stall should be outside. Cllrs Pindar and Symes will be away. Cllrs Jones and Hogger and Mrs Hilda Brazil volunteered to help man the stall. The Clerk to ask other councillors not present, and local historians. ALL
MJ
LH
SM

Howard of Effingham School's concerns regarding Public Footpath 79 Leatherhead

It was agreed that Cllrs Pindar, Hogger and Lightfoot would represent the Parish Council as a working group for discussions about school security. It was proposed and agreed that the rest of this discussion be held in committee for reasons of the school's position. SM

57.10 HIGHWAYS AND TRANSPORT

Current Highways and Transport matters

Guildford Borough Council's consultation on a proposed licensing policy for Taxi and Private Hire

Cllr Pindar will read this and suggest comments. There was an issue over whether it related to

volunteer taxi services or only commercial ones. Comments to be submitted by 25 May.

AP

Reports and correspondence relating to Highways matters

Beech Ave

Just before Easter there was almost a publicity event to celebrate the beginning of re-planting of trees on Beech Avenue, but by mutual agreement with the SCC arboriculturalist and Estates Management, it has been put off to October. It was agreed the Clerk would ask whether the clearing up has finished, and that it was important to leave the site tidy given that it is a gateway to the AONB and an amenity not just 'any old woodland'. Cllr Wetenhall will monitor whether the trees are being watered.

SM
JW

St Teresa's Traffic survey

The survey of traffic entering and leaving the Beech Ave entrance for November 2008 (ie 'before' the Prep school moved to the senior school site), which was first requested in July 09, had arrived and been circulated. The Bursar stated that another survey will be conducted in the summer term 2010. It was agreed the Clerk would write to ensure that the new survey was conducted in a way consistent with the previous one, so that results could be compared.

SM

58.10

REPORTS

Allotments

An unknown person had ventured onto the allotments to take photographs and been asked to leave. The Clerk had written to a neighbour concerning the emptying of swimming pool water on the track.

Schools

No further report but it was hoped the annual meeting with the Howard will become a fixture, and similarly one with St Lawrence School. It was agreed the Clerk would find out if St Lawrence School governors wished to meet parish councillors, for a 'what can we help you with' discussion.

SM

EVRT

Cllr Jones reported that analysis of the questionnaires was almost complete and results would be brought to the next EPC meeting. There will be a competition to design a logo for the new Trust. There had been discussions about more events aimed at re-establishing the connection with the villagers, eg Barn Dance. Ideas and thoughts were welcome.

Cllr Nicholls asked for further information about use of rugby facilities on all three days over the Easter break, the final day apparently a tournament run by Surrey Rugby without prior permission. Indiscriminate parking had caused immense problems for residents. Cllr Jones assured him that this had been strongly dealt with.

It was agreed that a group of Parish Councillors should meet soon to move forward their thinking on the idea of a service level agreement or similar. These would be Cllrs Pindar, Hogger, Nicholls and the Clerk; meeting at 3pm on Thursday 13 May.

AP
JN
LH
SM

Home Farm Estate

Residents were reporting disrespectful behaviour by GBC officers. There was considerable annoyance about the state of the verges and a resident had come up with the idea of street nameplates making clear the ownership of the road. This is being pursued. There have been reports of further tipping at the site next to Sylcot which GBC recently re-possessed. GBC has installed concrete blocks in attempt to prevent more of this. The next joint meeting with GBC will be on 27 May and will result in an action plan for the road. The meeting of PHFCC on 19 May will contribute ideas. The GBC management structure for this area has to be clarified urgently.

Friends of Effingham Common

The last volunteers' day had been well attended and tribute was paid to Des Hollier, a staunch supporter of this and other countryside ventures in Effingham, who recently had died suddenly. The Chairman had sent a message of condolence on behalf of the Parish Council. The next volunteer day will be 26 June.

Smith's Charity

The Trustees had recently met.

Local Government / Admin matters

Mr Cornwell had written about groups using the Parish Room very late into the evening, and requesting that meetings should be ended by 10pm. This has been agreed.

The Clerk attended a Clerks / GBC Liaison meeting on 26 March. Issues raised included:
- Introduction of a rolling housing needs survey. In the past, affordable housing schemes had to begin with a survey of need in the parish and this would be conducted usually by the Housing

Association. However, following government advice to housing authorities, all parishes will be surveyed in the next couple of years to identify whether affordable housing is needed. This is to be done by GBC Housing Dept, not Planning. GBC hopes parishes will co-operate with identifying where suitable land is to be found in rural areas. Surrey Community Action can give a presentation on what constitutes affordable housing, and whether it is truly affordable.
 - Highways – there was a request that David McNulty, Chief Exec. of SCC, be asked to the next meeting to discuss the performance of the Guildford Highways section.

59.10 CORRESPONDENCE

<p>Mr Richard Wyld</p> <p>Andrea Selley, property manager, Polesden Lacey East Horsley Parish Council Guildford magazine GBC</p> <p>Surrey Community Action</p> <p>Surrey Hills Society Surrey Research Park Open Space Society CPRE Fullers Clerks and Councils Direct NALC</p>	<p>News of daughter Katherine's sporting success. It was agreed to write with congratulations.</p> <p>News of a free community day; offer to speak to EPC about the developments and creating community contact Agenda and papers for meeting of 26 April April 2010; mention of lecture about deer in Surrey Agenda and reports for Planning Committee meeting, 12 April Agenda and reports for Standards and Audit Committee, 31 March</p> <p>Agenda and reports for a meeting, and also a special meeting, of the Council, 8 April</p> <p>Agenda for 38th Annual meeting of the Council, 5 May</p> <p>Information on Guildford in Bloom competition (including best allotment)</p> <p>Spring edition magazine; includes article on the Examination in Public for Gypsy and Traveller sites</p> <p>Views, spring 2010; <i>A Portrait of The Surrey Hills</i></p> <p>News, spring 2010</p> <p>News, Spring 2010</p> <p><i>Fieldwork</i>, and <i>Surrey Voice</i></p> <p>Village of the Year 2010 competition</p> <p>March 2010</p> <p>DIS 730, 731, 732</p>	<p>SM</p>
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60.10 FINANCIAL MATTERS

Current matters

To agree expenditure on flint walling repairs

The exterior flint walls of the Parish Room need repair, ie the 'public' front wall in the courtyard, and the back wall which is in the private garden of 2 Old Post Office Cottages. Three quotations were considered. It was decided to accept a quotation of £1309 +VAT subject to confirmation of the price since the figure had been submitted in October. It was agreed that a separate quotation for replacement of a small area of brick infill by flint, facing onto the neighbour's garden, could not be done at public expense. The Clerk to contact the neighbour to explain that it could be done at his expense and his risk.

Cheques for approval and signature

The following cheques were authorised and signed:

		Authority to pay
Gerald Houlton	£722.03	Local Govt Act 1972 s.214
Dyno-rod	152.75	Local Govt Act 1972 s.111
Phone Coop	33.79	Local Govt Act 1972 s.111
EDF	161.71	Local Govt Act 1972 s.111

61.10 PARISH BUSINESS FOR THE AGENDA OF THE NEXT MEETING

Date of the next meeting: Tuesday 18 May (Annual Meeting of the Parish Council).
 Cllr Hogger gave apologies: Planning Committee.

56.10 IN COMMITTEE

Howard of Effingham School proposed footpath diversion

Various aspects of the position facing the residents and the school were discussed. It was agreed that more information was needed. The Clerk to investigate.

SM