

MINUTES OF THE ORDINARY MEETING OF

Effingham Parish Council

Tuesday 25th August 2020, 8pm.

This meeting was held during the Coronavirus, COVID-19 pandemic, lockdown period and was held virtually over Zoom. For the purpose of this virtual meeting, the Council recorded the proceedings.

Present:

Councillors Cornwell, Hackett, Hogger, Moss, Muscat, Pindar (Vice Chairman), Roscoe, Symes (Chairman) & Thorne.

Also in attendance:

Parish Clerk

7 local government electors

Ian Crane & Emily Temple -

(representatives for The Sir Douglas Haig planning application)

BUSINESS TO BE DONE

260/20	Absence: Apologies for absence were received from: Surrey County Councillor Iles
261/20	Declarations of Interest: Cllr Hogger declared an interest as a member of Guildford Borough Council's Planning Committee, and therefore doesn't comment on planning applications. Cllr Hackett declared an interest as a director of Roundabout Facilities CIC (RFC); publisher of the Roundabout Effingham Cllr Pindar declared an interest in planning application MO/2020/1252 (Runmore Garage) Cllr Muscat declared an interest in planning application 19/P/01726 (Land at Church Street)
262/20	Minutes: The Minutes of the previous meeting of 28 th July 2020 were approved, and will be duly signed by the chairman.
263/20	Matters arising from the Minutes not otherwise on the Agenda: None.

264/20	<p>MATTERS raised by Effingham organisations and residents:</p> <p>Vivien White (Chairman of Effingham Resident Association) suggested a possible notice-board / interpretation panel project at The Laurels. Councillors were supportive of the proposal, and the clerk requested to research suitable sustainable product & funding options. (see 287/20)</p>
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GOVERNANCE

265/20	<p>Items relating to governance:</p>
266/20	<p>Cllr Roscoe agreed to distribute a briefing paper soon, regarding a parish council response to the GBC Consultation on Statement of Licensing Act 2003 Policy. (deadline 04/09/2020)</p>
267/20	<p>The recently updated draft Community Fund policy and application document was considered and approved for adoption.</p> <p>Cllr Moss agreed to complete a model of the application form to assist those wishing to make an application, to be viewable on the parish council website.</p> <p>Clerk to provide last 3 years history of grants provided to local groups and organisations, for the parish council website.</p>
268/20	<p>Cllr Pindar agreed to prepare briefing papers for the 3 listed Local Government consultations below:</p> <ol style="list-style-type: none"> 1) Changes to the current planning system (NALC deadline 17.09.20) 2) Planning for the future (NALC deadline 15.10.20) 3) Transparency and competition: a call for evidence on data on land control (NALC deadline 16.10.20)

PLANNING APPLICATIONS

269/20	<p>The Planning Review Group report was received.</p>
20/P/01128	<p>Planning Applications received and considered, as of 18th Aug:</p> <p>Sir Douglas Haig, The Street, Effingham, Leatherhead. KT24 5LU Refurbishment and extension to existing public house (A4) and conversion of 7no room hotel (C1) to 2no short let apartments (C1) and 1no 1 bed residential apartment (C3) in addition to the erection of 4no 2 bed and 2no 3 bed dwellings to the side and rear. Demolition of existing coach house.</p> <p>OBJECTION (see appendix 3)</p>

20/P/01128	Emily Temple (E.T.Planning) & Ian Crane (Chelsea Harbour Construction Ltd) both spoke in favour of their application, and then answered questions from councillors and residents.
20/P/01207	<p>5 The Laurels, The Street, Effingham, Leatherhead. KT24 5LH Single storey side extension and the rebuilding of back of house facilities following fire.</p> <p>Request conditions. (see appendix 3)</p>
20/P/01208	<p>5 The Laurels, The Street, Effingham, Leatherhead. KT24 5LH Advertisement consent for one non-illuminated fascia sign.</p> <p>No comment.</p>
20/P/01225	<p>East Court, Beech Avenue, Effingham, Leatherhead. KT24 5PN Construction of a new detached tow-storey dwelling and outbuildings following demolition of existing dwelling and outbuildings, creation of a new pond, entrance gates and associated landscaping.</p> <p>No comment.</p>
20/P/01226	<p>High Barn Bungalow, High Barn Road, Effingham. KT24 5PS Erection of stable block with integral haybarn and tractor store following demolition of existing stable block, haybarn and storage to the rear and its associated hard surfaces.</p> <p>Request conditions. (see appendix 3)</p>
20/P/01295	<p>Fairview, Mount Pleasant, Effingham, Leatherhead. KT24 5NS Infill front/side extension, small front extension, conversion of loft space to habitable accommodation with a new roof structure and rooflights, other changes to fenestration, and changes to front garden to provide a new vehicular access point, drive and off-street parking area.</p> <p>No comment.</p>
20/T/00219	<p>Kayos Cottage, Guildford Road, Effingham. KT24 5QQ T1126 & T1127 Silver Birch Trees - remove (tree preservation order no1 of 2014)</p> <p>No comment.</p>
19/P/01726 (amended)	<p>Land at Church Street, Effingham. KT24 Proposed erection of 17 dwellings including access, parking and landscaping. (amended plans received 05.08.2020 with loss of 3 dwellings, changes to the housing mix, site layout, retained boundary landscaping and addition of open space)</p> <p>OBJECTION (see appendix 3)</p>

MO/2020/ 1252	<u>Applications within Mole Valley:</u> Runmore Garage , Guildford Road, Bookham. KT23 4HY Erection of a single storey extension to north elevation. Request conditions. (see appendix 3)
270/20	Previous planning applications: Notification of results are set out in <u>Appendix 1</u>
271/20	Late received planning applications: None.
272/20	Other Planning Matters: Enforcement cases in Effingham: There are currently 14 open cases the oldest being from November 2012, with 1 case being recently closed.

GENERAL PLANNING MATTERS

273/20	Neighbourhood / Local Plans Reports on the Neighbourhood & Local Plans: None.
274/20	Berkeley Homes /Howard Of Effingham Updates on the development: None.

WORKING GROUPS

275/20	EVRT Trustee Appointment Working Group: (IS/PM/AP/LH/CH/BR) Updates from the Trustee Appointments Working Group: None.
276/20	Parish Councillor Appointment Working Group: The following councillors agreed to be part of the working group to consider and progress applications: Cllrs Symes, Pindar, Hogger, Cornwell, Moss & Thorne. The clerk was asked to start advertising the vacancy.
277/20	Finance & General Purposes Working Group: (AP/KC/IS/JS/CT) Reports and recommendations from the Finance & General Purposes Working Group: None.

278/20	<p>Transport Group: Reports and recommendations from the Transport & Highways Working Group: Cllr Roscoe (W/G Chair) reported that she had made a good start on listing potential projects for the working group to consider and take forward. Once all submissions have been received, it is planned to shortlist the most popular 5 projects for acting upon.</p> <p>For INFORMATION: SCC Cllr Iles has confirmed that measures to install road tables at the mini-roundabouts (close to St. Lawrence Primary Sch.) will be top of the list for SCC Highways Dept. in 2021/22.</p>
279/20	<p>Parish Council Website Working Group Updates: Cllr Hogger confirmed that the new website was functioning well, but would benefit from a few final tweaks.</p>
280/20	<p>Climate Change Working Group Updates: Cllr Muscat (W/G Chair) reported that there had been good progress recruiting local residents & local organisations to join the working group. He was very pleased that the Effingham Residents Association had nominated a committee member to join the group & that he would be calling a meeting during September.</p>

HIGHWAYS, TRANSPORT & COUNTRYSIDE ACCESS

281/20	<p>Highways, Transport & Countryside Access matters: Cllr Hogger spoke about a local residents concern regarding Browns Lane & Church Street, where there is poor line of sight for motorists. It was also suggested that there might be a need to review the way traffic currently flows around the centre of the village, and look at options i.e.: a one way system etc.</p>
282/20	<p>Reports & updates from SCC County Councillor Iles: None.</p>

FINANCIAL MATTERS

283/20	<p>Invoices for payment: Invoices were received and approved for payment. Appendix 4</p>
284/20	<p>Bank reconciliations: The new procedure of the clerk leaving bank reconciliations for Cllr Thorne to collect from the parish room, and then check and sign off, was confirmed as still working well.</p>

285/20	Other Financial matters: None.
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COMMUNITY AND ENVIRONMENT

286/20	<p>Community Fund: <u>Updates on previous grant applications:</u> 1st Effingham Scouts: The 2nd phase of a grant application previously agreed in principal (220/20) was considered and approved. (Roller shutter £1380)</p> <p>Effingham Cricket Club: Cllr Muscat confirmed that he had recently spoke at length to the Chairman of the Cricket Club about a possible community fund grant. The clerk was requested to forward the new guidelines and application form to the Cricket Club.</p>
287/20	<p>Concurrent Functions Grant Aid (CFGGA) A notice board project suggested by Vivien White (EFFRA) was agreed to be a suitable CFGGA project, and the clerk requested to complete & submit an application before the 7th September deadline.</p>
288/20	<p>Other Community Matters Reports from Parish Councillors and any correspondence relating to other community or environmental matters: None.</p>

COUNCIL ADMINISTRATIVE MATTERS

289/20	To RECEIVE updates, if any:
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REPORTS

290/20	<p>To RECEIVE reports on:</p> <p><u>Police and community issues</u> - May 2020 Appendix 2</p> <p><u>Allotments</u></p> <p><u>Burial Ground</u></p> <p><u>KGV Hall and Fields</u></p> <p><u>Home Farm West - Calvert and Chester Roads</u></p>
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	<p><u>Effingham Common</u> For information – after much deliberation, it was decided that the 2021 Commoners Day event, should be put back to 2022.</p> <p><u>Parish Room</u></p>
291/20	<p>Other Parish Matters Reports from Parish Councillors and any correspondence relating to other parish matters. None.</p>

CORRESPONDENCE

292/20	<p>Any Other Correspondence: There has been a requests from a local residents, for the parish council to support the removal of the waste bin outside the entrance to St.Lawrence Church. (GBC would have ultimate power to decide) It was however reported that the bin had now been removed by persons unknown. Action: Clerk to investigate.</p>
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NEXT AGENDA

293/20	To NOTE new items of business for the Agenda of the next meeting
	<p>Next meeting – Ordinary Meeting of the Parish Council: Tuesday 29th September 2020, 8pm</p>
	<p>Next Planning Review Group meeting: Tuesday 22nd of September 2020. (7.30pm).</p>

APPENDIX 1 **Planning Results** **270/20**

- 20/P/00901** **Ranmore Manor**, Ranmore Common, Dorking. RH5 6SX
Proposed raised patio with matching steps in rear garden, swapping of double door and window open.....
APPROVED
- 20/P/00902** **Ranmore Manor**, Ranmore Common, Dorking. RH5 6SX
Listed building consent for proposed raised patio with matching steps in rear garden, swapping of
- 20/P/01065** **Bramshaw**, Lower Farm Road, Effingham, Leatherhead. KT24 5JJ
Proposed single/two storey front/side extension, two storey rear extension, addition of chimney
- APPROVE**

- 20/P/00991** **The Willows**, Effingham Common, Effingham. KT24 5JE
Installation of a freestanding aluminium greenhouse.
APPROVED
- 20/T/00159** **Effingham Golf Club**, Guildford Road, Effingham. KT24 5PY
Common Lime x3 – fell, Oaks x3 – fell, Horse Chestnut x1 – fell,
false ac **GRANTED**
- 20/T/00160** **Effingham Golf Club**, Guildford Road, Effingham. KT24 5PY
Ash x6 – fell due to Ash dieback. (ECA)
NO OBJECTION
- 20/T/00161** **Effingham Golf Club**, Guildford Road, Effingham. KT24 5PY
London Plane, reduce height by up to 4m and up to 3m from the
Lateral branches.
NO OBJECTION
- 20/T/00191** **Farmside**, The Street, Effingham, Leatherhead. KT24 5LP
T1 – Norman Fir – fell (ECA)
NO OBJECTION

Late received:

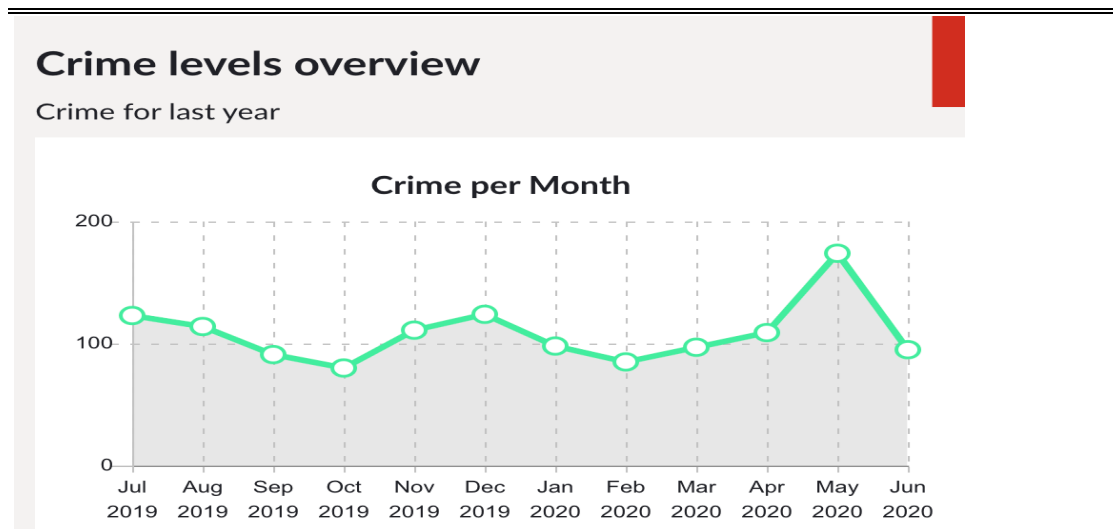
- 20/P/01009** **32 Orchard Gardens**, Effingham, Leatherhead, Surrey. KT24 5NR
Replace an existing Leylandii hedge with a wooden closed board fence
REFUSED
- 20/P/01009** **Windy Ridge**, Effingham Common Road, Effingham. KT24 5JG
Proposed two storey side and rear extension, part single storey rear
extension, pitched porch extension and demolition of existing garage
and construction of a replacement garage, together with replacement
windows and rendering.
WITHDRAWN

APPENDIX 2

290/20

Crime Figures	(x11)	June 2020
Browns Lane	Burglary	
Browns Lane	Vehicle crime	
Chester Road	Public order	
Crocknorth Road	Anti-social behaviour	
Dirtham Lane	Violence and sexual offences	
Lower Farm Road	Anti-social behaviour	
Mount Pleasant	Violence and sexual offences	
Norwood Road	Anti-social behaviour	
Orestan Lane	Burglary (x3)	

Crime levels overview for Send, Ripley, Wisley, Ockham, The Horsleys, The Clandons & Effingham:



APPENDIX 3

Planning Applications

269/20

20/P/01128 **Sir Douglas Haig**, The Street, Effingham, Leatherhead. KT24 5LU
Refurbishment and extension to existing public house (A4) and conversion of 7no room hotel (C1) to 2no short let apartments (C1) and 1no 1 bed residential apartment (C3) in addition to the erection of 4no 2 bed and 2no 3 bed dwellings to the side and rear. Demolition of existing coach house.
OBJECTION

The plans represent an overdevelopment of the plot which diminishes the Sir Douglas Haig (SDH) as an 'asset of community value', offers inadequate parking, results in the loss of valuable hotel accommodation, fail to obviously satisfy housing mix requirements and harms the conservation area.

1. Harm to site of community importance (SCI)

The Effingham Neighbourhood Plan (ENP) lists SDH as a 'site of community importance' to reflect its contribution to the local community. Under the ENP (ENP-C1) proposals that result in the loss of, or significant harm to, a SCI should be resisted unless it can be demonstrated that the operation of the asset or the delivery of its community use is no longer financially viable. We consider the SDH is a viable enterprise which under different ownership could have remained viable.

2. Over-development of the site

EPC considers that the proposals represent an overdevelopment of the site which has resulted in the loss of parking spaces necessary for the business to operate successfully as a public house, restaurant and hotel. The application contends that the car park is mostly used 'as a drop off point for the nearby school', and this is correct but only to the extent that SDH is currently unoccupied. The application maintains that SDH was not a 'destination pub' by which it means a venue that people will drive to (and that is not local to them). We note however, that when SDH was operational, many patrons did drive to the pub and its carpark was frequently full.

3. Failure to provide adequate parking

Adequate parking is an important factor in the success of this type of business, particularly in view of the core demographic (older people and family groups) and the fact that not all patrons live locally. Three parking spaces in this context are inadequate and here we draw attention to the [recommended guidance](#) issued by SCC in 2018 for vehicular parking levels:

- A3 Food and drink Restaurants, snack bars and café's: 1 car space per 6m²
No parking in town centres
- A4 Drinking establishments Public houses, wine bars or other drinking establishments but not nightclubs (if located beyond Town Centre locations): Individual assessment/justification No parking in town centres
- C1 hotels, boarding and guest houses where no significant care is provided: 1.5 car spaces per bedroom plus 1 coach space per 100 bedrooms OR Individual assessment/justification
- Disabled Parking should be designed and provided in accordance with the appropriate government guidance. As a starting point, for non-residential development, an additional 5% of total parking spaces should be allocated for disabled users or a minimum of 1 space per 750m² (whichever is the greater) to meet demand. Such spaces should have dimensions of 3.6m by 5m and be located no further than 50m from an accessible entrance, (ideally the main entrance), clearly signed and under cover. This is in accordance with Department for Transport Traffic Advice Leaflet 5/95
- Where "individual assessment" is required, it should be demonstrated that demand for parking is either met on site or mitigated and managed as appropriate.

EPC therefore considers that the revised proposals neither adequately maintain nor improve the use of the site, with insufficient outdoor space and inadequate parking for staff, customers and deliveries.

Over development of the site is further evidenced by the use of tandem parking to meet parking requirements. We consider that this will put pressure on nearby roads as residents and visitors park elsewhere for convenience.

4. Loss of valuable hotel accommodation

GBC local plan policy E6 at paragraph (3) states that:

The loss of existing visitor, leisure and cultural attractions, including arts and entertainment facilities, hotels and indoor sports venues, will be strongly resisted unless replacement facilities of an equivalent or better standard and provision are proposed in a location equally accessible to the facility's current catchment area. Alternatively, robust evidence must be provided that demonstrates that the facility causes significant detriment to the amenity of the locality or that:

- a) there is no longer a need for the existing facility or an alternative leisure or visitor use; and*
- b) the existing use is unviable, and its retention has been fully explored (including active and comprehensive marketing the facility for its existing and alternative leisure or visitor use for a continued period of at least 18 months prior to submission of a planning application).*

In the absence of a marketing exercise, it is difficult to determine whether SDH can be viably retained in its current form, but we remain unpersuaded by the case put forward by the developer.

We consider there is demand for hotel accommodation in the local area and consider that a shortfall in overnight accommodation would be likely to have an adverse impact on the area. We note furthermore that the provision of such accommodation is essential to the financial viability of the A4 business. As an A4/C1 business, SDH offered seven-bedroom accommodation on the first floor to business travellers and tourists. If the apartments are run as a separate business it could undermine the viability of the A4 public house business. The proposals essentially remove the business accommodation, which has been a feature of SDH, with an attendant and potentially significant loss in income.

While SDH has struggled in recent years as a business we have seen no evidence that its continued operation is not financially viable. We note furthermore that the planning inspector placed considerable importance on these issues in the 2016 Thatchers Hotel appeal decision (**ref: APP/Y3615/W/16/3158653**).

5. Failure to satisfy the housing mix requirements

In terms of the housing mix, there is a shortfall in the provision of one and two-bedroom properties in the local area and a need to rebalance the housing market and cater for those wishing to downsize. However, the smaller two-bedroom houses appear to include additional rooms, which could serve as extra bedrooms and so are inconsistent with the housing mix requirements of ENP-H2. (The relatively small decrease in gross residential floor area (1052 m² compared with 1152 m² in the previous proposals) adds to our concerns here.) Further, the overall proposed mix of housing on site does not meet the housing mix requirements of ENP-H2.

We note that the housing mix requirements of ENP-H2 are not superseded by the GBC local plan policy H1. This is supported by the planning inspectorate in the 2019 Breton House appeal (APP/Y3615/W/18/3209996). The main issue was whether the proposed development would provide an appropriate housing mix. The Inspector provided as the primary reason for dismissal that:

“The Effingham Neighbourhood Plan 2016 -2030 (ENP) explains that the West Surrey Strategic Housing Market Assessment 2015 recognises that the specific mix of housing at a local level should take account of the gap in the existing housing offer locally. To this end, the evidence base underpinning the Effingham Neighbourhood Plan (ENP) considered this matter by reviewing census data and undertaking a Housing Requirements Survey of existing residents. This analysis identified a shortfall in the provision of one and two-bedroom properties but a surplus in larger homes...” Further the Inspector concluded that “The proposed development would not accord with the development plan and there are no other considerations which outweigh this finding.”

While the proposed financial contribution towards affordable housing is consistent with GLP policy H2, in the absence of available land, we consider that the delivery of affordable housing on the site would be of more benefit to the community.

6. Impact of the development on conservation area and the setting of a listed building

Effingham has a rural character, which is evident in its landscape and street scene and policy ENP-G2 requires that new developments conserve this essential landscape, heritage and rural character. The site occupies a key position in the conservation area and its redevelopment requires very careful consideration. In particular, we are concerned that the houses will dominate the street scene and harm the open character of the conservation area. We are also concerned about the scale of the properties and the brick side wall of

the house nearest to The Street that faces Middle Farm which does not make a positive contribution to the asset. We welcome changes to maintain the tree boundary to the north and consider the preservation of these trees essential to the street scene.

7. Removal of Trees at the front of the Public House

EPC objects to the removal of attractive and viable trees at the front of the proposed building.

8. Retention of the heritage fountain.

In the event that this planning application is allowed EPC would like to see the heritage water fountain retained in a publicly visible and accessible part of the site.

EPC agreed an amendment to the PRG's recommended response to add objections on the grounds that the proposed development would involve:

- (1) damaging a locally listed building, and*
- (2) demolishing one building in the Conservation Area and relocating another.*

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20/P/01207 5 The Laurels, The Street, Effingham, Leatherhead. KT24 5LH
Single storey side extension and the rebuilding of back of house facilities following fire.

If approved, the parish council recommends the following conditions be applied:

- 1) The proposed new northern boundary wall and enclosures should be dark green in colour rather than the proposed black.
- 2) The proposed fencing would be out of character in this setting.

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20/P/01226 High Barn Bungalow, High Barn Road, Effingham. KT24 5PS
Erection of stable block with integral haybarn and tractor store following demolition of existing stable block, haybarn and storage to the rear and its associated hard surfaces.

If approved, the parish council recommends the following conditions be applied:

- 1) After the existing stable block has been demolished, that the area should be returned to grassland, woodland or other natural condition.

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19/P/01726 Land at Church Street, Effingham. KT24

Proposed erection of 17 dwellings including access, parking and landscaping. (amended plans received 05.08.2020 with loss of 3 dwellings, changes to the housing mix, site layout, retained boundary landscaping and addition of open space)

OBJECTION.

Effingham Parish Council (EPC) objected to the original (unamended) planning application 19/P/01726. However in this new amended version of planning application 19/P/01726, whilst there are token alterations to bring the proposals into line with the site location policy at ENP-SA1 of the Effingham Neighbourhood Plan (ENP), EPC still has significant objections that this is an attempt to put aside the Neighbourhood Plan that has overwhelming local support.

In the Cover Letter and Supplementary Planning Statement the developer asserts that with the Guildford Borough Council (GBC) Local Plan the site is inset and no longer in the Green Belt. However, it should be noted the proposed development site is still in the Conservation Area and development plans still need to be appropriate to its surroundings and neighbouring properties.

The developer maintains that the site was allocated for development in the ENP. Yes, it was allocated for development in the ENP, and ENP Policy SA1 allocates it for 9 homes not 17.

The developer may argue that Housing Mix ENP-H2 is superseded by the Local Plan Policy H1: Homes for all. However, this is not the case.

Local Plan Policy H1 says:

(1) New residential development is required to deliver a wide choice of homes to meet a range of accommodation needs as set out in the latest Strategic Housing Market Assessment. New development should provide a mix of housing tenures, types and sizes appropriate to the site size, characteristics and location.

The supporting text for ENP-H2 (page 45 of the ENP) says:

The 2015 'West Surrey Strategic Housing Market Assessment' [SHMA] indicates a market-housing need in Guildford borough for 10% 1-bedroom homes, 30% 2-bedroom homes, 40% 3-bedroom homes and 20% 4+ bedroom homes. However, the SHMA report recognises that the specific mix of housing at a local level should take account of the gap in the existing housing offer locally.

ENP-H2 is fully consistent with Local Plan policy H1, since it aims to address the gap in the existing housing offer in Effingham, based on sound local evidence as acknowledged by the Planning Inspectorate.

The developer argues that the ENP is now over-ridden by the GBC Local Plan and therefore there is no policy rationale for only 9 homes. However the ENP was developed, agreed and Adopted by GBC and the ENP, including Policy SA1, was developed in the context of the emerging Local Plan: The ENP was also voted for overwhelmingly by residents, with a high turnout at Referendum (supported

overwhelmingly by 93.5% of residents on a 44% turnout) and Adopted by Guildford Borough Council (GBC), and therefore in effect forms part of the new Local Plan.

1. Effingham Neighbourhood Plan Policy ENP SA1

ENP Policy ENP SA1 is specific to this site allocation. It is clear what the developer of the site should do:

Policy ENP-SA1: Land at Church Street known as the 'Church Street Field' supports a development of up to 9 homes on this site, subject to:

1. Compliance with policies ENP-G2, ENP-H2 and ENP-R1 of the Neighbourhood Plan.

2. Parish Council Burial Ground Extension to be at the southern end of the site (adjoining the existing Parish Council Burial Ground), occupying no more than 0.1 hectares.

3. Residential development proposals for this site should:

- Be small-scale, in keeping with the cottages on the western side of Church Street*
- Demonstrate that the character and appearance of Effingham Conservation Area is preserved or enhanced by the development*
- Demonstrate that the proposal does not adversely affect the settings of The Lodge and St Lawrence Church (Grade II and Grade II* Listed Buildings) by virtue of design or impact on significant views*
- Demonstrate that the proposal avoids or minimises harm through impact on non-designated archaeological remains within the Area of High Archaeological Potential (2003 Local Plan), in accordance with ENP-G3*

The landscaping and layout of any proposal should provide open green space within the development and should, as far as possible, conserve the belt of trees and hedging along the boundary with the pedestrian footway along Church Street, to preserve the character of the Conservation Area.5. The main vehicular access to the site should be from Lower Road to the north, also with pedestrian access onto Church Street

2. Over-development of the site

A development of 17 homes on the site is almost twice as many as the Policy ENP-SA1 stipulates. The development is not small scale on this approximately 0.7-hectare site. It is an over development of the site. Over development is further evidence by the developers' need to use tandem parking to meet the required parking standards; a less dense site would not have this problem.

The allocation for 9 homes is appropriate to the site and was agreed by residents at the Referendum (see Referendum voting percentages above).

The developer also makes the point that planning policy favours more housing. There is indeed a presumption in favour of development but planning policy does not approve of an over-developed site.

The site occupies a key position in the Conservation Area where development proposals should be considered very carefully. The construction of 17 homes on this small parcel of land cannot be considered as small scale or appropriate to the locality. This specific point was made by the independent examiner of the Effingham Neighbourhood Plan who concluded that a development of over 9 home would be liable to impact on the character and appearance of the area contrary to the NPPF and would therefore be inappropriate on the site.

It is indicative of over-development that there is a need to use tandem parking to meet the required parking standards; a less crowded site would not have this tandem parking problem.

3. Mix of housing

The proposals do not comply with ENP-H2, Housing Mix. The intention of the policy is to provide more of the smaller homes needed by for first-time buyers, including young couples and families, and for those wishing to down-size.

ENP-H2 is specific about the acceptable mix of home sizes, particularly for the market homes on any site.

20% of market homes with one-bedroom, 60% with 2-bedrooms and 40% affordable homes in compliance with the Local Plan.

The proposal for market homes ought to provide: 2 x 1-bed, 6 x 2-bed, 2 x 3+-beds. Instead the planning application proposes : 4 x 2-bed, 4 x 3 bed, 2 x 4-bed

This is not even nowhere near the requirements of Policy H2.

40% affordable homes is in compliance with LP

7 affordable homes: 2x3 bed houses, 2x2 bed flats, 3 x 1 bed flats

ENP-H2 has been strongly supported by the Planning Inspectorate, in an appeal decision from April 2019, APP/Y3615/W/18/3209996 Breton House, Heathway, where the planning application 18/P/00154 was refused solely on the basis of ENP-H2. Although this was a small development of less than 10 units the Inspector's conclusion in dismissing the appeal was that ENP-H2 was well-evidenced and carries significant weight. His comment, that the proposal at Breton House would provide a housing mix that would compound the existing surplus of larger homes and fail to meet the local housing requirements for smaller properties, is clearly relevant to larger developments as well. The Inspector Graham Chamberlain says in his report:

- 3. The Effingham Neighbourhood Plan 2016 -2030 (ENP) explains that the West Surrey Strategic Housing Market Assessment 2015 recognises that the specific mix of housing at a local level should take account of the gap in the existing*

housing offer locally. To this end, the evidence base underpinning the Effingham Neighbourhood Plan (ENP) considered this matter by reviewing census data and undertaking a Housing Requirements Survey of existing residents.

- 4. This analysis identified a shortfall in the provision of one and two-bedroom properties but a surplus in larger homes with three or more bedrooms. The review also found that around a third of the existing two-bedroom homes that had been sold in the ENP area in the preceding five years had been extended and that this would further suppress the potential supply of smaller properties. The need to cater for downsizing was also identified as a trend because the local population was notably older than the borough average. The evidence base informing the ENP is reasonably recent and I have seen nothing of substance to suggest local circumstances have changed significantly since it was gathered. It therefore carries significant weight.*
- 5. In order to rebalance the housing market in the ENP area and cater for those wishing to downsize, Policy ENP-H2 of the ENP states that developments of fewer than 10 homes are required to provide a mix to meet local housing requirements. This includes at least 50% market homes that shall have one or two bedrooms. The policy is worded flexibly to ensure smaller schemes would not entirely comprise one-bedroom properties, which could be out of character with the area or unviable.*
- 6. The appeal scheme would deliver one three-bedroom and two four-bedroom properties. Accordingly, the proposal would be providing a housing mix that would compound the existing surplus and fail to meet the local housing requirements for smaller properties. Accordingly, it would not contribute towards rebalancing the local mix of housing as identified in the ENP.*

4. Traffic

Since a neighbouring planning application by Berkeley Homes was allowed by the Secretary of State on appeal the building of 295 houses and a new 2000 pupil school will take place on Lower Road, the same road as this development, and within a few hundred yards of it. This proposed development will access Lower Road for entry and exit. This is a busy road used by people from the Bookhams and Fetcham, with two nearby schools, and planning permission for 250 new homes, therefore the entry/exit road needs to be sufficiently wide to afford satisfactory visibility, and to avoid traffic blocking the access road. The road needs to be sufficient wide, which we think it is not.

5. Light pollution and the protection of night-time environment

There are proposals for street lighting which contravene ENP-ENV4. All proposed developments should have regard to Effingham's 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.

No attempt has been made in the application to address the requirements of this policy.

6. House design

A number of the semi-detached houses are proposed with an impractical and cosmetic ‘eyebrow’ above the first floor window which does nothing for the village character. Where such a feature is proposed it should become a proper dormer window, allowing the roofline to be lowered overall and maintaining the house character with the village as a whole. This will also have an effect of breaking up the overall rooflines of the development, helping it to be more in keeping with the village.

7. Parking

On-street car parking is a particular problem in the Conservation Area and on Lower Road, but the proposal fails to make sufficient provision and so does not meet the requirements of ENP-R1. On street parking will be exacerbated by tandem parking, which is three deep for the 4 bed houses .

Additionally, with over 250 new homes within a quarter of a mile, all accessing Lower Road, the site will need to cater for all its own parking needs. The addition of 33 cars, plus deliveries, entering and leaving the development, and people visiting suggests that there are not enough parking slots allocated in the planning application. The plans show 34 parking slots, however 33 would be needed for residents which leaves one visitor slot for parking which is currently designated as disabled. We also think the tandem parking will exacerbate the urge by residents to park on the road.

8. Burial Ground

The burial ground mentioned is owned and run by Effingham Parish Council. The suggested extension to the burial ground should actually be offered to the Parish Council, not the church as Millgate says.

EPC is entitled to take the view that it is too small to be viable. Not only is the size of the sliver of land suggested very small, but when one takes into account the trees it contains, which are protected by the planning rules of the Conservation Area, the proposed area is unusable. The proposal only pays lip service to providing a burial ground extension at this sensitive site and does not do justice to Millgate’s desired reputation regarding local character.

9. Shielding, hedges and trees

We welcome the developer’s proposals to protect and retain trees on the boundary of the site. EPC hopes that, in the event of GBC agreeing this planning application, a condition to protect and retain the boundary trees and hedges in perpetuity will be included in the conditions. We would point out that by providing only a small sliver of land for the burial ground will necessitate the removal of trees to provide any sensible burial spaces; effectively negating the retention of trees elsewhere on the site,

this is clearly not thought through by the designers. Additionally we would point out that the proposal falls well short of the passion and building excellence that Millgate Homes claims on their website, and does not meet with the character of the site and village.

We appreciate the attempts at shielding certain properties and areas with planting of trees and hedges say between 2&3, 6&7, around 10 and 11 and between 17 & 12. We however would like to see such robust hedges shielding the extended burial ground, although a much larger burial ground area than is intimated on the plans, more in keeping with the earlier inspector's suggested area, and with a less overdeveloped total site.

Summary

The proposal new plans are a gross overdevelopment of the site. There is a marked diversion with the required Housing Mix in Policy ENP-H2.

The inadequate parking provision and tandem parking will see the site itself parked up and over-spill on to neighbouring roads and this is directly caused by over development of the site.

The reduced burial ground allocation will achieve very little to help for the provision of burial places.

Designs and light pollution are out of character with the Conservation Area and village as a whole.

The application should be refused until it complies with Policy SA1.

Applications within Mole Valley:

MO/2020/1252 **Runmore Garage**, Guildford Road, Bookham. KT23 4HY
Erection of a single storey extension to north elevation.

Effingham Parish Council writes to request conditions be applied to this proposal (if the application is successful), which is on the eastern corner of Woodlands Road, the western corner of which is in the parish of Effingham, therefore of concern to Effingham residents. The proposed showroom juts out from the existing building and significantly brings forward the building line which will be completely out of nature with the A246, which runs through Effingham and Bookham. The A246 is a green, rural highway which is residential, with all other businesses in the vicinity set well back from the Road. Any lighting in the area is currently minimal other than the main A246 street lighting. Light spillage from the new "panoramic" side windows will create light pollution into Effingham which is designated in its Neighbourhood Plan as a "dark village". Specifically Effingham residents have suffered in the past over lighting issues from the forecourt, showroom and office and this planning application is an opportunity to resolve these lighting issues. We also are concerned about parking: On the plans there is no car parking designated for staff. This has been a problem with the previous owners of the garage resulting in considerable congestion and occasional dangerous incidents in Woodlands Road. There have been years of complaints by the Woodlands

Road Residents' Association and individual residents of Woodlands Road, Links Way and Strathcona Avenue, all in Effingham.

Effingham parish council request the following conditions:

1. That all lighting should be timer controlled to avoid light pollution
2. That all garage staff should be allocated parking within the garage complex, and spillage shouldn't be allowed onto local roads
3. That all customer parking should also be within the garage complex

APPENDIX 4

Payments approved:

283/20

	To	Description	£	Authority / Notes
19.08.2020	SSALC	Training	0036.00	LGA 1972 s.111
19.08.2020	CPRE	Membership	0036.00	LGA 1972 s.111
16.08.2020	HCI Data	Domain renewal	0090.00	LGA 1972 s.111
13.08.2020	SLCC	Membership	0227.00	LGA 1972 s.111
28.07.2020	ELB PCC	C/F Grant – Village Mkt	0057.60	Charities Act 2011 s.297 LGA 1972 s139 (1)(b)
23.07.2020	PKF Littlejohn	AGAR 2019/20	0480.00	
31.07.2020	Beckley Garden Services	Burial Ground Mnce	0215.00	Open Spaces Act 1906, s.9 and 10
04.08.2020	TP Improvements	C/F Grant – 1 st Eff Scouts 40% deposit	2148.00	Charities Act 2011 s.297 LGA 1972 s139 (1)(b)

Regular agreed payments - (standing orders)

DATE	To	Description	£	Authority
01.10.2020	EVRT	Capital replacement (quarterly)	0750.00	4 year agreement commencing 01.04.2019 The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3)
01.10.2020	EVRT	Facilities funding (quarterly)	7750.00	4 year agreement commencing 01.04.2019 The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3)
T.B.C	Dobbe Garden Services	Burial Grounds Mnce (Monthly)	0225.00	Contract is £225 per calendar month, from March to October, 2 visits per month. Open Spaces Act 1906, s.9 and 10
20.08.2020	advansys	Website hosting and support (monthly)	0078.00	LGA 1972 s.111
27.09.2020	HMRC	Clerk TAX/NI (Quarterly)	xxxxxx	LGA 1972 s.112
20.08.2020	The Surrey Pension Fund	Clerk / Employer Pension Payments (Monthly)	xxxxxx	LGA 1972 s.112
25.08.2020	Jon Short	Clerk Salary (Monthly)	xxxxxx	LGA 1972 s.112

Direct Debit Payments:

	To	Description	£	Authority
28.08.2020	The Phone Co-op	Parish room broadband & phone	0046.09	LGA 1972 s.111
22.08.2020	SES Business Water	PR Water - supply	0000.00	LGA 1972 s.133 <i>Payments to be taken on 22nd of the month</i>
22.08.2020	SES Business Water	Allotment Water - supply	0005.00	Small Holdings & Allotment Act 1908, ss.23, 25 & 42 <i>Payments to be taken 22nd of the month</i>
07.12.2020	Information Commissioners Office	Data protection registration	0035.00	LGA 1972 s.111 <i>Payments to be taken annually on the 8th December</i>
23.08.2020	Bulb	PR Electricity	0079.42	LGA 1972 s.133 Payments 23 rd of month

Purchases using pre-charged debit-card:

<u>Date</u>	<u>To</u>	<u>Description</u>	<u>£</u>	<u>Balance</u>	<u>Authority</u>
		Balance brought forward at 20 th July 2020		0229.62	
04.08.20	Zoom	Video conferencing software		00.14.39	LGA 1972 s.111
15.08.20	Microsoft	Microsoft 365		0005.99	LGA 1972 s.111
		Balance as of 19th August 2020		<u>0209.24</u>	

Monies received:

<u>Date</u>	<u>From</u>	<u>Description</u>	<u>£</u>	<u>Authority</u>