

**MINUTES OF THE 124<sup>th</sup> ANNUAL MEETING FOR  
THE PARISH OF EFFINGHAM**

**KING GEORGE V HALL, BROWNS LANE  
8PM TUESDAY 9<sup>TH</sup> APRIL 2019**

Present	Councillor Symes (Chairman) Councillors Cornwell, Hackett, Jones, Mayell, Nicholls & Pindar.	
Apologies	SCC Councillor Iles GBC & EPC Councillor Hogger	
<b>01/19</b> Minutes	The minutes of the 10 <sup>th</sup> April 2018 Annual Meeting were approved as a true record and duly signed by Councillor Symes.(Chair)	
<b>02/19</b>	<b>REPORTS</b>	
2a	2019/20 Precept	see appendix 2a
2b	Parish Council Elections	see appendix 2b
2c	Berkeley Homes / Howard of Effingham & Millgate Homes, Church Street Field application	see appendix 2c
2d	Effingham Conservation Area / The Sir Douglas Haig	see appendix 2d
2e	Village Magazine	see appendix 2e
2f	Guildford Borough Council's Local Plan Effingham Neighbourhood Plan	see appendix 2f
2g	Effingham Commoners Day	see appendix 2g
2h	Community Fund	see appendix 2h
2i	Berkeley Homes recent public meeting	see appendix 2i
2j	Other matters	see appendix 2j

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<b>03/19</b>	Report of the Trustees, Henry Smith Charity, Effingham see appendix 3
<b>04/19</b>	Items raised by residents
	Vote of thanks

## **Introduction by Councillor Ian Symes (Chairman)**

Your parish council, councillors and clerk, have all worked very hard for Effingham and its residents this year. And the range of business we have dealt with and the hours put-in have increased substantially over that of any of the 12 years that I have been a parish councillor.

I should like to take this early opportunity to thank all my parish council colleagues for all their support and dedication this last year. And to thank our clerk, Jon Short, for his hard work and for keeping us in order. They all have been a tremendous support for me during this year when I have had the privilege to be parish council Chairman.

And my thanks to you for supporting us, challenging us when necessary and for encouraging us. We are here to serve Effingham and your views and ideas are always important to us.

## **Appendix 2a 2019/20 Precept**

### **2019/20 Precept**

When setting the precept, that part of your council tax which is raised by the Parish Council, parish councillors consider, very seriously, the need to provide local services for Effingham residents. For 2019/20, our major challenge has been to help fund the recreation facilities available at the King George V Hall and Fields (KGV). We all recall the unfortunate appeal decision by the Secretary of State to allow the building of the new Howard of Effingham School and 295 houses in Effingham, and possibly around 1000 new residents.

Well as a result of this Section 106 monies have been requested by EPC to improve community and social infrastructure in Effingham. (Under S106 of the Town and Country Planning Act 1990, contributions can be sought from developers towards the costs of providing community and social infrastructure, the need for which has arisen as a result of a new development taking place. This funding is commonly known as 'Section 106').

Berkeley Homes, HofE, GBC, EPC and SCC, have signed an S106 agreement. This will see £2.645 million provided by Berkeley Homes to improve community facilities. The agreement has been based on the rebuild or refurbishment the KGV Hall.

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The extra responsibilities for the rebuild or refurbishment the KGV Hall will fall on the EVRT Trustees. There will also be some disruption when the rebuilding takes place which may affect EVRT revenues. Therefore, the Parish Council have taken the view that we must do everything we can to ensure a sustainable future for the KGV and support EVRT Trustees through the current challenges.

We have agreed to continue to provide funding of £34K, for each of the next four years, from the precept to enable the charity to continue to provide the public facilities at the KGV and to invest in improvements. In addition, the Parish Council will make available **up to** £22K, for each of the next four years, to fund increased administrative and managerial assistance to the Trustees, subject to the agreement of an action plan.

This increase in funding for the KGV will mean a 19% increase in the precept component of your council tax bill (for a Band D property) for 2019/20. We hope you will agree that this increase, which amounts to about £13 a year for a Band D property, is worth paying to protect the future of this much valued local asset.

You may be interested to know that we have had some feedback from residents on the Chairman's Report and of these there was only one comment about the precept.

## **Appendix 2b** Parish Council Elections

### **Parish Council Elections**

Cllr Symes confirmed the following local residents had been elected as Parish Councillors for the next four years:

Keith Cornwell  
Cliff Hackett  
Liz Hogger  
Paula Moss  
Arnold Pindar  
Bronwen Roscoe (**new**)  
Ian Symes  
Charles Thorne (**new**)

This leaves two vacancies that the parish council hope to fill shortly by co-option. He then went on to thank those councillors that had decided not to stand again - Alison Mayell was thanked for all her work on the Effingham Conservation Area. Tony Jones for his efforts in setting up the new Planning Review Group & James Nicholls who has been a councillor since the 1980's, and is currently working to preserve the footpath from Effingham Place to the KGV Playing Fields. He thanked them all for their service and commitment to the residents of Effingham.

If you were interested in serving your community by way of becoming a parish councillor, please contact Jon Short (parish clerk) on 01372.454911 or by email on [clerk2010@effinghamparishcouncil.gov.uk](mailto:clerk2010@effinghamparishcouncil.gov.uk)

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## Appendix 2c

### **Berkeley Homes / Howard of Effingham (and also the Millgate Homes Church Street Field application)**

As I'm sure everyone knows, Berkeley Homes won planning permission at appeal to build 295 new homes on green belt land in Effingham, to pay for a new enlarged Howard of Effingham School to be built on Effingham Lodge Farm across Lower Road from the current school site.

For Effingham Lodge Farm, the permission is only 'outline', and Berkeley Homes now need to submit detailed planning applications for the new school and the 159 homes to be built there. They tell us they now expect to submit those applications around the end of this month. If they stick to that timetable and if they get planning approval from the Borough Council, they would start work on the new school and housing on Lodge Farm in autumn this year, with the target of opening the new school in September 2021. The other developments, on the existing school site and Browns Field, would follow after that.

As the Chairman's annual report says, parish councillors have participated in a Liaison Group of Effingham representatives, including EFFRA members, meeting with Berkeley Homes to discuss details of their plans. This includes the associated highways works which were agreed by Surrey County Council as part of the Section 106 legal agreement that went with the planning approval. We had no input into these plans before the County Council agreed them.

The Liaison Group has achieved some improvements to the proposed highways works on The Street. You can see the latest highways plans here tonight, though I would caution these have not yet been agreed by the County Council. The revised plan for The Street provides a footway alongside the Effingham Housing Association homes on the eastern side of The Street. This would be instead of the original proposal for a build-out on the other side, which would have pushed traffic closer to those homes. That new footway also provides safer crossing points over to the shops, and improves the sight lines when coming from Crossways.

Berkeley Homes were persuaded to give a public presentation about their proposals before the parish council meeting on 26 March, and it seems the detailed plans for the school have changed compared with the indicative plans in the original planning application. There's a smaller footprint, and the building has been pulled further away from the eastern boundary to provide a narrow green corridor where lighting will be minimised to protect bat flight routes. The plans provide for the same amount of car-parking as in the original proposal, to serve both staff and sixth-formers.

When Berkeley Homes do finally submit their detailed planning applications, I hope everyone will look very closely at the details and make their views known to the Borough Council. We are all going to have to live with this development, and Effingham needs to make its voice heard loud and clear.

There has been much dismay about the recent mass tree-felling on Lodge Farm and on the verge along Lower Road. I have checked with the Borough Council's tree

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officer, and he tells me he has been on site and is satisfied that the tree works on Lodge Farm itself are permitted. At my request, the Borough Council imposed a provisional Tree Protection Order on the belt of trees running south from Thornet Wood along the middle of Lodge Farm – they will form the western boundary of the new playing fields, and also provide the green belt boundary to that part of the site. Berkeley Homes have objected to that TPO. I will be attending a meeting on site between the Tree Officer and Berkeley Homes later this month, and will be pressing for the TPO to be confirmed.

The trees on the roadside verge are on Surrey County Council highways land. We were given no prior warning that these would be felled, and I understand our county councillor is checking whether the County Council agreed these works. It seems from the highways plans that it would be necessary to remove these trees to enable the footway to be widened to 3m to provide a joint pedestrian/cycle way. We should certainly press for these trees to be replaced as part of a landscaping condition if the detailed planning applications are approved.

Under the Section 106 legal agreement, Berkeley Homes are obliged to either pay £2.645 million to the Borough Council to enable the KGV Hall to be rebuilt, or to do the rebuild themselves. They have told us repeatedly that they intend to just pay the money, but have not yet confirmed that to the Borough Council. Responsibility for using that money will lie with the EVRT Trustees, and I'm sure that the parish council will support the Trustees in any way they can. I have facilitated two meetings so far between the Trustees and the Borough Council to consider the practical issues involved in using this funding. Berkeley Homes will be obliged to pay the money for the KGV before first occupation of the development, which on the current timetable looks likely to be September 2021. They have said they are willing to make part-payment earlier than that, to enable the Trustees to consider options for the best use of the funding, to consult residents, and prepare plans.

If residents have further questions about the Berkeley Homes proposals, do please pass them on to me via the Clerk Jon Short, and I'll do my best to answer them.

### **Millgate Homes application for the Church Street Field**

The planning officer told me he has concerns about the conflict of the Millgate plans for the Church Street Field with the Effingham Neighbourhood Plan. He has confirmed to me today that the application will go to the Borough's Planning Committee meeting on 24<sup>th</sup> April, with a recommendation for refusal. As there are more than 20 letters in support of the application, public speakers will be allowed at the meeting – 2 objectors and 2 supporters.

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## **Appendix 2d    Effingham's Conservation Area**

Cllr Mayell gave an explanation of Conservation Areas & Assets of Community Value, (ACV's) along with their benefits:

The Historic England definition of a Conservation Area is:

A conservation area exists to manage and protect the special architectural and historic interest of a place – in other words, the features that make it unique.

How is a conservation area designated:

Most conservation areas are designated by the Council (in this case Guildford Borough Council) as the local planning authority.

What is a Conservation Area Appraisal:

A Conservation Area Appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It defines the special interest of the conservation area that merits its designation and describes and evaluates the contribution made by the different features of its character and appearance.

What is the aim of a Conservation Area Appraisal:

A conservation area appraisal should improve the understanding of the history and the historical context of the area.

Generate awareness: what it is about the conservation area that makes it of special interest.

Provide residents and owners with a clear idea of key features in the conservation area, that should be sustained and preserved.

Provide the Council with a valuable tool with which to inform its planning practice and policies for the area.

Provide residents and owners with a clear idea of what improvements could be made to help enhance the conservation area.

## **The Sir Douglas Haig / Assets of Community Value**

Assets of Community Value (ACV's) form a part of the Community Right To Bid.

It acts as the first stage in identifying and nominating buildings or other assets such as land that have a main use or purpose of furthering the wellbeing or social interest of the local community and could do so in the future.

Once listed as Assets of Community Value with the local authority, the local community will be informed if they are listed for sale within the 5 year listing period.

The community can then enact the Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset.

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## **Appendix 2e Village Magazine**

Councillor Hackett gave his update on the first edition of the “Roundabout” Village Magazine. He explained that this pilot edition had been fully funded by the selling of advertising space to local businesses.

He was hopeful that the vast majority of households would have now received their first edition of Roundabout Effingham, and if anyone hadn't please could they let him know. For correspondence including the of receiving of completed questionnaires, Parker's home hardware have kindly agreed to the “Roundabout” post-box. He then went on to thank all the advertisers and contributors to the magazine, along with all those who had taken part in the magazines distribution. (in total over 2000 copies have been locally distributed to residents, cafes, libraries, charity and other shops). There is still the need to recruit volunteers to key positions, to continue the vision of a local magazine for Effingham, including the setting up of a “not for profit” company. Cllr Hackett can be contacted on [effinghameditor@gmail.com](mailto:effinghameditor@gmail.com).

## **Appendix 2f Guildford Borough Council's Local Plan**

The Borough Council submitted the Local Plan to government back in December 2017, and it has been through a public examination last summer and a further Hearing to consider the housing target in February this year. The Inspector has now published his report, and it's up to the Council to decide whether or not to adopt the Local Plan including the modifications required by the Inspector.

The Borough Council has called a Special Council meeting on 25<sup>th</sup> of April to make the decision on adopting this Local Plan. This has caused huge controversy since it is just one week before the Borough Council elections. A motion has been tabled at tonight's Borough Council meeting to defer this decision until after the elections. I agree with this proposal and will be speaking and voting in support this evening.

For me, the problem is that this Local Plan is fundamentally different from the Plan submitted to government in December 2017. The Borough Council argued successfully at the February Hearing for a lower housing target, but failed to ask for a corresponding reduction in green belt release. As a result, the housing target is set at 10,678 but the housing land supply remains enough for 14,602 new homes, i.e. 37% more than actually needed. Much of that housing land is removed from the green belt – enough for over 6,000 homes.

If we deleted the proposal for a 2,000 home new town at the former Wisley Airfield from the Local Plan, we would reduce the housing land surplus to a much more reasonable 20%, in line with government recommendations. Along with the parish council and most other local people, I am strongly opposed to the Wisley Airfield new town. Not only is this an unnecessary loss of green belt, it would cause huge traffic problems on our local roads and change the character of our area. For these reasons, I cannot support adoption of this Local Plan and think we should delay the decision and think it through more carefully.

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## **The Effingham Neighbourhood Plan**

The Neighbourhood Plan is now starting to make a real difference to the outcome of planning applications in Effingham, for example making sure our increased parking standards are met, and being quoted in considerations of design and the conservation area.

I am optimistic that after a rather wobbly start, the borough planning officers are now applying the Neighbourhood Plan policies properly when considering applications. The Millgate Homes proposal will be a test case for this, since the Church Street Field is one of the Neighbourhood Plan's site allocations, and we expect any planning application there to comply with the requirements of that Neighbourhood Plan policy.

## **Appendix 2g Effingham Commoners Day**

Along with Guildford Borough Council and the Friends of Effingham Common the parish council organised, in September, the biennial celebration of Commoners' Rights which helps to safeguard the Common.

I personally would like to thank our clerk, Jon Short, for all the hard work he puts in. He plans and organises GBC, The Friends, EPC and our own local helpers and without his hard work there would not be a Commoners Day.

This time The Mayor Cllr Mike Parsons and Mayoress Jean Parsons were present and judged the St Lawrence School art competition. Over 540 people attended Commoners Day this year and it was especially pleasing to see so many children and young people attending and enjoying themselves.

## **Appendix 2h Community Fund**

In the 2018/19 financial year, the Parish Council has made a number of grants from its Community Fund to local organisations and charities including:

St. Lawrence Church – LED Lighting Project  
Effingham Volunteer Drivers – Insurance, mobile phone costs  
KSS Air Ambulance – Operational costs  
Effingham Village Recreation Trust – Toddlers Playground Project  
Royal British Legion - WW1 Silhouettes  
1<sup>st</sup> Effingham Brownies – purchase of aprons  
Effingham Cricket Club – machinery repairs

Sadly the Kent Surrey and Sussex Air Ambulance was needed recently for a road traffic accident in Lower Road.

We welcome applications to the Effingham Parish Council Community Fund from organisations situated in Effingham and supporting residents. In the first instance please contact the Clerk for an application form.

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## **Appendix 2i**      **Berkeley Homes recent public meeting**

Cllr Symes spoke regarding the recent presentation by Berkeley Homes, at the 29<sup>th</sup> March 2019 parish council meeting. The purpose of the presentation was to bring local residents up to speed on:

- 1) Design Plans for the new Howard of Effingham school
- 2) Design and layout of the residential development on Effingham Lodge Farm &
- 3) Highways works including plans for The Street.

After the presentation there was a lively question and answer session. A large number of local residents attended the presentation (125+), and Cllr Symes thanked the presenters for their attendance.

## **Appendix 2j**      **Other matters**

This agenda items was reserved for residents to ask questions of the parish council Chairman.

Topics including Berkeley Homes, King George V Hall & Playing Fields, Medical Facilities, the Berkeley Homes S106 payment for infrastructure improvements.

A local resident thanked the parish councillor and EVRT trustees for their time and effort serving local residents.

(even though they didn't always agree with the decisions made)

## **Appendix 3**

The Henry Smith Charity has been helping combat disadvantage and poverty since 1628. The Charity is one of the largest grant making charities in Britain; making grants of over £30 million in 2017.

Henry Smith was born in Wandsworth in 1549. He lived through Elizabethan and Jacobean times, dying in 1628, early in the reign of Charles I.

The ongoing success of the charity is largely thanks to his foresight and understanding of the value of land. The land owned by the Charity has been the foundation of its income since its formation. Henry made his fortune lending money to many landed families of his time. By the 1620s he was the owner of thousands of acres and the mortgagee of thousands more. It was, however, after his death that his trustees were to make the most important acquisition; the purchase for £2,000 in the 1640s of a marshy estate of mainly market gardens just outside London, in the parish of Kensington.

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Henry was an astute businessman and left a detailed Will as to how his estate was to be administered, the Charity still honours this benefaction. Amongst the Charity's range of grant making, Henry's legacy to 'poor clergy' also continues, with grants administered by dioceses of the Church of England on behalf of the Charity, and a separate fund makes grants to relieve poverty in some 200 specific parishes named by Henry and his early trustees.

Which brings us up-to-date.

The Henry Smith Charity in Effingham benefits from an annual grant from the national charity which is spent on people within the Effingham Parish boundary. It is part of the Effingham Parish Council activities but has been run separately by a group of four volunteer Trustees since March 2007.

Our aim is to help support people in need right across the spectrum whether they are young or old, mothers with young children or the less mobile members of the community.

In addition to grants for specific expenditure, vouchers that can be used in the local shops are distributed at Christmas time. Last year alone we gave out a total of £2,900 to people in the parish.

The Trustees are answerable to the main charity Grant Management who visited us in November last year. The meeting was an opportunity to hear about how we give out our annual grant from the Charity, to discuss our governance, policies and procedures as well as the management and distribution of the grant.

We have to rely on the people themselves to approach us, often through the Parish Council. Each case is handled in strict confidence. If anyone here to-day is able to publicise the Charity through their organisation, club etc this would be very welcome. It was agreed with the Parish Council, that the charity would supply additional images and text, to enhance the current modest listing of the parish council website.

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