

MINUTES OF THE ORDINARY MEETING OF

Effingham Parish Council

Tuesday 30th March 2021, 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. Recordings will be deleted in accordance with Effingham Parish Council's Standing Orders.

Present:

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

Also in attendance:

Parish Clerk, Surrey County Councillor Iles &
6 local government electors

BUSINESS DONE

061/21	Absence: Apologies for absence were received from Cllr Moss .
062/21	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.
063/21	Minutes: The minutes of the previous meeting of 23 rd of February were approved, and will be duly signed by the Chairman.
064/21	Matters arising from the Minutes not otherwise on the Agenda: <u>Longacre Appeal APP/Y3615/W/20/3255071</u> A request by local residents at Outdowns, for parish council support against the appeal was considered by councillors, and the below statement was agreed by email exchange. This response has now been sent to the Planning Inspectorate.

	<p><i>Effingham Parish Council write to confirm that our position on this planning application 20/P/00685 and appeal 3255071 remain unchanged.</i></p> <p><i>There is an ongoing breach of planning law which should be dealt with swiftly and the land should be returned to its original state for the benefit of Effingham residents. There are no exceptional circumstances which can outweigh the breach of planning law in the green belt and Guildford Borough Council have all the necessary powers to act in a reasonable and proportionate manner to effect a complete resolution of this case. We are in support of all lawful attempts to bring this matter to a close once and for all.</i></p> <p>Previous objection: (appendix 6)</p>
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065/21	Matters arising from the Minutes not otherwise on the Agenda: None.
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GOVERNANCE

066/21	Items relating to governance:
066a/21	The motion to suspend Standing Order 12 (e) which reads “Subject to the publication of draft minutes in accordance with standing order 20(a) and following a resolution which confirms the accuracy of the minutes of a meeting, the draft minutes or recordings of the meeting for which approved minutes exist shall be destroyed” was passed. Proposer Cllr Thorne , Seconder Cllr Roscoe .
066b/21	The draft response prepared by Cllr’s Hogger & Symes , regarding the consultation on ward boundaries for Guildford Borough Council, was considered and approved for submission to The Local Government Boundary Commission. (appendix 5)
066c/21	The NALC Model Standing Orders 2018 revised in 2020 draft policy document prepared by Cllr Symes was considered. It was agreed to defer the decision to approve the draft, to a future parish council meeting, to allow councillors more time to consider the changes within the policy.
066d/21	The Annual Monitoring Report from Effingham Village Recreation Trust for financial year 2019-20 was noted and then adopted by councillors. Cllr Hogger thanked the Trustees for providing an intelligible report.

066e/21	<p>Due to the Government announcement that it would not be extending powers for local councils in England to meet remotely, the date for EPC's Annual Meeting of the Parish Council was discussed. It is unclear at this time if any of the legal challenges to this decision would be successful, so a change to EPC meeting dates may be necessary. Current advice from parish council professional bodies suggests bringing forward Annual Meetings to before the 6th of May 2021. The Clerk suggested it may be desirable to merge April & May's parish council meetings, into a single "Annual" meeting on the 4th of May 2021. It was agreed to continue to monitor the situation, and make a final decision by mid-April. (16.04.2021)</p>
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PLANNING APPLICATIONS

067/21	<p>The report from the Planning Review Group was received. Responses to Guildford Borough Council on new planning applications, as of Tuesday 23rd March 2021 were debated and agreed:</p> <p><u>Results of planning applications considered:</u></p>
21/P/00178	<p>St. Lawrence Primary School, Lower Road, Effingham. KT24 5JP Replacement of fencing of part of the perimeter of the site. No comment</p>
21/P/00239	<p>36 Leewood Way, Effingham, Leatherhead. KT24 5JN Proposed rear ground floor extension, new roof enlargement including a gable end enlargement and rear dormer with a Juliet balcony and changes to fenestration following demolition of conservatory. It was agreed to consider this application by email exchange.</p>
21/P/00266	<p>Lyncombe, Dirtham Lane, Effingham, L/head. KT24 5SD Proposed single storey, front, side & rear additions following demolition of existing single storey front, side & rear additions. It was agreed to consider this application by email exchange.</p>
21/P/00286	<p>Walton House, Parking Space Rear Of, The Street, Eff. KT24 5LQ Variation of condition 6 of planning application 18/P/01634 approved 17.10.2018. No comment</p>
21/P/00297	<p>Oakwood Cottage, Effingham Common Road, Effingham. KT4 5JH Two storey side extension, single storey rear extension and conversion of existing and proposed loft space to habitable accommodation, including rear dormer, following demolition of existing garage and utility room. Condition request (appendix 3)</p>

21/P/00308	<p>Aldington, Lower Road, Effingham, L/head. KT24 5JJ Single storey extension rear extension, following demolition of living room bay and first floor balcony. No comment</p>
21/P/00377	<p>Chestnut Beech, 255 Guildford Road, Effingham. KT24 5NP Demolition of the existing building for the construction of a two storey building to the front of the site and a single storey building to the rear of the site comprising of 1No x studio flat, 4No x 1 bed flats and a small Class E commercial unit with 7 parking spaces. Objection (appendix 3)</p>
21/P/00428	<p>Howard Of Effingham School, Lower Road, Effingham. KT24 5JR Reserved matters application pursuant to outline permission 14/P/02109 approved on 21/03/2018, to consider appearance, landscaping, layout and scale in respect of the erection of 99 dwellings. A number of important concerns were discussed. It was agreed to respond to the planning application with these concerns to GBC Planning and that the final wording of the response would be agreed by an email vote.</p>
21/P/00497	<p>Kayos Cottage, Guildford Road, Effingham. KT24 5QQ Erection of detached, single storey ancillary outbuilding. No comment</p>
21/P/00538	<p>Greenacres, High Barn Road, Effingham, L/head. KT24 5PT Proposed installation of an outdoor pool with associated pool plant building and air source heat pump. No comment</p>
21/P/00548	<p>Sorrel, Lower Farm Road, Effingham., L/head. KT24 5JL Single storey rear extension. It was agreed to consider this application by email exchange.</p>
068/21	<p>Previous planning applications: Notification of results are set out in <u>Appendix 1</u></p>
069/21	<p>Late received planning applications: (including amendments to existing applications) 20/P/00737 Viability Review for Orchard Walls, Beech Avenue, Effingham, Leatherhead, KT24 5PG (appendix 3)</p>
070/21	<p>Other Planning Matters: <u>Current Enforcement Cases:</u> There are 13 open cases (8 medium priority & 5 low priority), the earliest goes back to 2012. One case was recently closed.</p>

GENERAL PLANNING MATTERS

071/21	Neighbourhood / Local Plans No updates.
072/21	Berkeley Homes /Howard Of Effingham No updates.

WORKING GROUPS

073/21	EVRT Trustee Appointment Working Group: (IS/PM/AP/LH/CH/BR) The furthering of the recruitment process for possible new (EPC appointed) trustees was discussed, taking regard of the charities plan to convert to Charitable Incorporated Organisation (CIO).
074/21	Finance & General Purposes Working Group: (AP/KC/IS/JS/CT) The clerk recommended that the working group should meet soon, to discuss Risk Assessments, and end of year accounts.
075/21	Transport Group: Cllr Roscoe reported on a possible joint Effingham Parish Council (EPC) / Bookham Residents Association (BRA) initiative, for a 20mph speed limit outside the schools in Lower Road. Cllr Iles reported that the Safer Schools Team were trialling 20mph speed limits at other Surrey schools, and that a conversation with Surrey Highways would be useful.
076/21	Parish Council Website Working Group No updates.
077/21	Climate Change Working Group: Cllr Muscat gave a review of live projects, which included – Recycling, Cycle Paths, Grass Verges, Biodiversity and Tree Planting. A new Pond Project should be underway soon, once the appropriate permissions were received. A parish wide survey form is now almost ready for distribution.

COUNTRYSIDE ACCESS

078/21	Countryside Access matters: Cllr Hackett reported that due to increased use, some local footpaths were now wider than pre-pandemic, which may impact on the quantity of wild flowers previously seen there.
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SURREY COUNTY COUNCIL – COUNCILLOR ILES

079/21	<p>Reports & updates from SCC County Councillor Iles: Cllr Iles gave her monthly update on the Covid virus, and was pleased to report that a neighbouring borough (Mole Valley) had the lowest rates of infection in Surrey. It was also reported that the Epsom Downs vaccination site would be closing soon and relocating to Sandown Park Racecourse (from the 17th of May 2021). There was a discussion on HGV vehicles using inappropriate narrow local roads, and how this might be addressed by requesting changes to current weight limits and the forthcoming Surrey County Council (SCC) HGV Watch Scheme. The SCC Watch Scheme will require local resident volunteers to monitor vehicles and collect evidence prior to police action.</p>
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FINANCIAL MATTERS

080/21	<p>Council payments: Payments for the month of March 2021 were acknowledged.</p>
081/21	<p>Bank reconciliation: Cllr Thorne confirmed bank reconciliations were up to date.</p>
082/21	<p>Other Financial matters: None.</p>
083/21	<p>Finance reports received: The detailed receipts and payments report by budget, to end of Feb 2021 was provided to councillors.</p>

COMMUNITY AND ENVIRONMENT

084/21	<p>Community Fund: A grant request from Air Ambulance (Kent, Surrey & Sussex) towards new equipment was considered & a £100 donation agreed.</p> <p>Village Orchard Project: Update from Rev Mandy MacVean. (For Effingham and Little Bookham Parish) (appendix 7)</p>
085/21	<p>Concurrent Functions Grant Aid (CFGGA) No updates.</p>

086/21	Other Community Matters: None.
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COUNCIL ADMINISTRATIVE MATTERS

087/21	Updates: None.
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REPORTS

088/21	<p>Reports received:</p> <p><u>Police and community issues</u> - January 2021 (appendix 2)</p> <p><u>Allotments</u> Cllr Pindar reported that the water taps had now been turned on for the new growing season.</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> <p><u>Effingham Common</u></p> <p><u>Parish Room</u></p>
089/21	Other Parish Matters: No updates.

CORRESPONDENCE

090/21	<p>Any Other Correspondence:</p> <p>A local resident wrote thanking the parish council for assisting in the removal of banners from a fence on the A246, junction with The Street & Beech Avenue.</p> <p>A local resident contacted the parish council regarding their concerns with HGV movements on Browns Lane / Church Street.</p>
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NEXT AGENDA

091/21	To NOTE new items of business for the Agenda of the next meeting.
	Next meeting – Annual Meeting of the Parish Council: Tuesday 4 th May 2021 from 8pm (via Zoom)
	Next Planning Review Group meeting: Tuesday 20 th of April 2021 from 7.30pm (via Zoom)

Effingham Annual Parish Meeting – all welcome

Tuesday 13th April 2021, 7.30pm, via Zoom.

Zoom Call details: Meeting ID: 884 4296 1434 Passcode: 487002

Guest Speaker Henrietta Stock, Guildford Environmental Forum:

How should Effingham react to the Climate Emergency?

APPENDIX 1

Planning Results

068/21

- 20/P/01879** **Greenwood**, Orestan Lane, Effingham, L/head. KT24 5SN
Erection of both a part single and part two storey rear extension following demolition of the existing conservatory.
Approved.
- 20/P/02048** **Effingham Lodge Farm**, Lower Road, Effingham. KT24 5JP
Reserved matters application pursuant to hybrid application 14/P/02109 for the replacement of Howard of Effingham School to consider the detailed design, associated playing fields, MUGA, parking and landscaping works.
Approved.
- 20/T/00383** **East Court**, Beech Avenue, Leatherhead. KT24 5PN
Group of Sorbus/Sycamore/Hazel/Yew/Beech (G4) – crown lift to give 5m clearance from ground level.....
Approved.
- 21/T/00036** **Parrots Coppice**, Orestan Lane, Effingham.
Undertake crown reductions, monolith creation and felling on trees identified from annual ash die.....
Approved.
- 21/T/00035** **The Cottage**, The Street, Effingham, L/head. KT24 5LQ
T1 Holm Oak – thin by up to approx. 20%, T2 Holm Oak – thin by up to approx. 20%, remove diagonal
Approved.

21/P/02048 **Effingham Lodge Farm**, Lower Road, Effingham. KT24 5JP
Reserved matters application pursuant to hybrid application
14/P/02109 for the replacement of Howard of Effingham
Approved.

20/P/01879 **Greenwood**, Orestan Lane, Effingham. KT24 5SN
Erection of both a part single and part two storey rear extension
following the demolition of the
Approved.

APPENDIX 2

088/21

Crime Figures

(x17)

January 2021

Browns Lane	Anti-social behaviour
Browns Lane	Public order
Crocknorth Road	Anti-social behaviour
King George V Playing Fields	Anti-social behaviour (x3)
King George V Playing Fields	Violence and sexual offences
Leewood Way	Anti-social behaviour
Lindens Close	Anti-social behaviour
Mount Pleasant	Criminal Damage & arson
Norwood Close	Anti-social behaviour
Orestan Lane	Anti-social behaviour (x2)
Orestan Lane	Criminal Damage & arson
St.Lawrence Church Hall car-park	Anti-social behaviour
The Crossroads	Anti-social behaviour
Yew Tree Walk	Anti-social behaviour

APPENDIX 3

Planning

067/21

21/P/00297

Oakwood Cottage, Effingham Common Road, Effingham. KT4 5JH
Two storey side extension, single storey rear extension and conversion of existing and
proposed loft space to habitable accommodation, including rear dormer, following
demolition of existing garage and utility room.

Condition request

Effingham Parish Council would request that if planning permission were to be given, that a
condition be made regarding the rear dormer at second storey/ roof level.

The condition would relate to Effingham’s Neighbourhood Plan and compliance with Dark Skies Policy ENP-ENV4:

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

ENP-ENV4: Dark Skies

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

Minimum lighting levels, controlled by timers where appropriate, should be used where lighting is required to:

- Ensure road safety in areas where there is a risk to pedestrians and cyclists
- Deter criminal activity
- Light entrances to buildings used after dark
- Provide lighting for evening sporting activities
- Support the night-time economy including lighting for farmers needing to work at night. Innovative green solutions for appropriate lighting will be encouraged.

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

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21/P/00377 / Chestnut Beech, 255 Guildford Road, Effingham. KT24 5NP

Demolition of the existing building for the construction of a two storey building to the front of the site and a single storey building to the rear of the site comprising of 1No x studio flat, 4No x 1 bed flats and a small Class E commercial unit with 7 parking spaces.

Objection

Effingham Parish Council (EPC) object to this planning application.

1. Footprint

The back building’s footprint is too close to the site boundary and to the road. The frontage of the proposed back building would be so close to the entry road to Mt. Pleasant that there are practical and safety issues. In spite of the proposed narrow path the front of the back building the front is still too close to where pedestrians would walk, and cars would pass.

The proposed footpath is narrow and will not allow for easy and safe use by pedestrians and the layout will give a cramped impression that will be out of character with the area of Lindens Close and Mt Pleasant. And especially the front of the back building will have a cramped feel.

2. Parking

The developer suggests that 7 parking places will be sufficient, 5 for the 5 apartments and 2 other parking spaces for A4 commercial use. This is not enough. The developer makes the point that visitor parking to the site would make use of the nearby public car park on Norwood Road. The ENP at Policy ENP-R1 states that appropriate provision must be made for visitors including disabled visitors and delivery vehicles to park safely off road for the duration of their visit. A minimum of another two parking spaces needs to be provided on site for visitors and disabled use for the apartments and commercial unit. The suggestion that visitors to the apartments and commercial premises and delivery vehicles would be prepared to park 100 metres away in the Norwood Road car park is not realistic nor in accordance with ENP R1. New developments should be self-sufficient for their parking requirements and not using other residents' parking provision nor using remote parking for their basic needs.

3. Overdevelopment

The over-large footprint for the size of the area proposed for development and the comment that the development will not be able to support visitor parking indicates that this is an over-development of this modest sized site.

4. Loss of a viable employment or business use

ENP-G5 states that new developments should not result in the loss of a viable employment or business use. Although there is provision for an A4 commercial unit this development would see the loss of Sibleys the local newsagents. Sibleys is or was employing staff. The loss of the only local newsagent is concerning especially as there is no justification as to why Sibleys is or was not a viable business or could be made into a viable business.

5. Need for the development

With the Local Plan there is now a 5-year land supply and no presumption in favour of additional development. The Effingham Neighbourhood Plan at ENP-H1 states a target of 50 new homes in the plan period. Effingham already has planning permissions given for over 300 new homes in the plan period. Any new planning applications must accord with the ENP policies and not result in the loss of a viable business important to the community (ENP-G5), nor be a cramped and an over-development.

Note The GBC pre-application advice recommends an arboricultural report. This has not been supplied nor is it on the planning portal.

20/P/00737 Viability Review for Orchard Walls, Beech Avenue, Effingham, Leatherhead, KT24 5PG

Demolition of existing property and erection of 6 dwellings with a new access provided onto Beech Close' (amended description with amended plans received 18 November 2020) |

Effingham Parish Council (EPC) maintains its objection to the above planning application dated the 6th of January 2021.

Effingham Parish Council notes the independent viability report from Dixon Searle Partnership, Elm House, Tanshire Park, Shackelford Road, Elstead, Surrey, GU8 6LB. However, we do not agree that with the conclusion that the smaller policy compliant scheme does not appear to be viable.

1. There are two suggestions by Dixon Searle that do not seem to have been fully considered:
 - a. In clause 3.6.5 a suggestion that PPG guidance suggests that the developer should lower their profit margin for affordable homes. “3.6.5 The PPG, as above, although silent in terms of decision making, does set out a range of between 15% and 20% on GDV for market housing; lower for affordable housing in relation to plan making. Given that the NPPF and PPG expect planning applications to be consistent with the plan making stage, it is therefore also appropriate to assume that the range 15% -20% on GDV (lower for affordable housing) may be considered applicable at the decision taking stage.”

The suggestion is both to consider a profit margin of lower than 20% overall and a lower margin still on the affordable homes. This is not unreasonable given that the site was a site selection in the Effingham Neighbourhood Plan (ENP).
 - b. In clause 4.1.7 the statement “ should affordable housing be applicable on this site then there is the possibility of a conservative contribution as indicated by the level of surplus identified.” That a contribution could be made towards the building of affordable homes and compliance with the ENP.
2. Plot 6 has not been looked at by Dixon Searle. Plot 6 is by far the largest plot on the site, double the size of any other plot. It also has back garden access to a neighbouring road The Crossroads via a gate at the bottom of the garden. This access route already takes agricultural vehicles. It is clearly a future development plot, and this is agreed to by neighbouring residents of The Crossroads. Given the above has this plot been priced appropriately?
3. EPC considers that the Viability Report may meet the needs of the developer, but it does not meet the needs of Neighbourhood Plan Policy ENP-SA3, nor the needs of the residents of Effingham who agreed the ENP at referendum with a 94% vote in favour. We would welcome the developer coming forward with a plan meeting the requirements of Neighbourhood Plan Policy ENP-SA3.

EPC requests that GBC look again at the Viability Report and investigate the potential for a lower margin, the pricing of plot 6 and the fact that financial viability is being used to undermine an ENP policy and thus the democratic wish of Effingham residents.

APPENDIX 4

Payments

080/21

Standing Orders & Direct Debits Currently In Force
(approved May 2020 161/20)

<u>DATE</u>	<u>To</u>	<u>Description</u>	<u>£</u>	<u>Authority</u>
		STANDING ORDERS		
01.04.2021	EVRT	Capital replacement (quarterly)	0750.00	4 year agreement commencing 01.04.2019 The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3)
01.04.2021	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 Mncc (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
20.03.2021	advansys	Website hosting and support (monthly)	0078.00	LGA 1972 s.111
27.03.2021	HMRC	Clerk TAX/NI (Quarterly)	xxxxxx	LGA 1972 s.112
20.03.2021	The Surrey Pension Fund	Clerk / Employer Pension Payments (Monthly)	xxxxxx	LGA 1972 s.112
25.03.2021	Jon Short	Clerk Salary (Monthly)	xxxxxx	LGA 1972 s.112
		DIRECT DEBITS		
28.03.2021	The Phone Co-op	Parish room broadband & phone	0038.11	LGA 1972 s.111
23.03.2021	SES Business Water	PR Water - supply	0001.00	LGA 1972 s.133 <i>Payments to be taken on 22nd of the month</i>
23.03.2021	SES Business Water	Allotment Water - supply	0002.00	Small Holdings & Allotment Act 1908, ss.23, 25 & 42 <i>Payments to be taken 22nd of the month</i>
07.12.2021	Information Commissioners Office	Data protection registration	0035.00	LGA 1972 s.111 <i>Payments to be taken annually on the 8th December</i>
23.03.2021	Bulb	PR Electricity	0010.00	LGA 1972 s.133 <i>Payments 23rd of month</i>

Previously agreed payments:

	To	Description	£	Authority / Notes
23.03.2021	Stephen McDonald	Decorating work at Parish Rooms	0900.00	LGA 1972 s.133
22.03.2021	Guildford Environmental Forum	Membership 2021/22	0025.00	Charities Act 2011 s297 LGA 1972 s139(1) (b)
16.03.2021	Surrey Litho	Chairman's Report 20/21	0392.00	
10.03.2021	Royce Turf	Cultivated turf – Comm Fund Grant – Village Orchard	0526.20	Charities Act 2011 s297 LGA 1972 s139(1) (b)

Purchases using pre-charged debit-card:

Date	To	Description	£	Balance	Authority
		Balance brought forward as at 17th February 2021		0244.01	
01.03.21	Zoom	Video conferencing	0014.39	0229.62	LGA 1972 s.111
15.03.21	Microsoft	Office 365	0005.99	0223.63	LGA 1972 s.111
17.03.21	AHS Direct	Woodland Mulch – Comm Fund Grant (village orchard)	0159.98	0063.65	Charities Act 2011 s297 LGA 1972 s139(1) (b)
20.03.21	Wicks	Storage boxes	0057.95	0005.70	LGA 1972 s.133
23.03.21		Funds in - £244.30		0250.00	LGA 1972 s.111
23.03.21	Amazon	PR light fitting	0033.50	0216.50	LGA 1972 s.133
		Balance at 29.03.2021		0216.50	

Monies received:

Date	From	Description	£	Authority
04.03.21	L.Hawkins	Burial fees	1050.00	

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Local Government Boundary Commission – Consultation (Feb agenda 058/21)

Approved response:

Review Officer (Guildford)
LGBCE
PO Box 133
Blyth
NE24 9FE

31st March 2021

Dear Sirs,

Guildford Electoral Review

Further to the recent on-line consultation with local councils and to the invitation to comment on ward boundaries in the Guildford area, we thank you for the opportunity to input to the Guildford Electoral Review and present here two proposals from Effingham for your consideration.

Proposals from Effingham Parish Council

We wish to make two proposals:

- Effingham should remain a single-member ward of Guildford Borough Council.
- The borough ward boundary should be coterminous with the revised parish boundary for Effingham parish which comes into effect on 1st April 2023.

The explanation and reasoning for these proposals is set out below.

Background to revised parish boundary

Effingham is a civil parish in the Guildford Borough Council (GBC) area. It is both a borough council ward, with a single borough councillor, and has a parish council with ten councillors. The boundaries of the borough ward and the parish council area are at present coterminous, and the parish council would like them to remain so.

In January 2019 East Horsley Parish Council (EHPC), whose Neighbourhood Plan had been adopted by GBC, informed Effingham Parish Council (EPC) that they were going to apply to GBC to change the boundaries between the two parishes. EHPC proposed that four roads in Effingham parish, that were also in the East Horsley settlement area, should move from Effingham to East Horsley parish. After discussions with John Armstrong, Democratic Services Manager, Guildford Borough Council, it was agreed that all the properties in the roads: Heath View, Heathway, Berrington Avenue and Orchard Close would move into East Horsley parish. (All these four roads are partly in East Horsley and partly in Effingham for example out of the 32 homes in Heath View 28 are in Effingham and 4 in East Horsley.) It was felt that this would make the boundary more logical, since the properties involved are the

result of 20th century development which has expanded the settlement area of East Horsley into land which was historically part of Effingham parish.

Two important properties are to remain in Effingham - Huckamore at the southern end of Orchard Close and Brickfield Cottage in Forest Lane. Both of these are physically separated from the other properties on their roads, and have strong historical connections to Effingham Common, which is one of Effingham's natural assets.

Public consultations were held in 2019, and the proposals were agreed by the public, the parishes and GBC - all the parties. The proposals were put to GBC for verifying and the Borough Council approved the proposals in the spring of 2019 with a transfer date of 1st April 2023, just before the next parish and borough elections.

Part of the reason for the change was the convenience of residents and the message to residents was that the boundaries would continue to be coterminous, and that the 'new' East Horsley residents would be in East Horsley for parish, borough, and all electoral matters. It is also intended that the Neighbourhood Plans for East Horsley and Effingham will be amended so that the Neighbourhood Areas for each Plan are consistent with the new parish boundaries.

A further important message was that residents now moved into East Horsley would be able to vote, at all elections, at the polling station located about half a mile away, and not have to travel to the Effingham polling station over 3 miles away. If the boundaries are not coterminous local residents might find themselves voting for the parish council in East Horsley and for the borough, county and national elections in Effingham. This would not be what residents had expected, and it would be confusing and could reduce turnout. For all these reasons, we feel strongly that the ward and parish boundaries should be coterminous.

After the approval by full council at GBC John Armstrong, Democratic Services Manager, Guildford Borough Council, wrote to the Boundary Commission in the spring of 2019 informing you of the decision. He provided accurate maps of the area and requested on behalf of the parishes and the borough council that the Boundary Commission take this decision into account when conducting their Guildford Electoral Review, and that the borough ward boundaries be made coterminous with the parish boundaries.

Case for Effingham to remain a Single Member Ward

The Effingham Community

Effingham has a strong local community identity.

The three churches in Effingham (Anglican, Methodist and Catholic) nurture a strong community spirit and support many leisure and social activities.

The King George V Hall and Fields, managed by the charity Effingham Village Recreational Trust, provides a magnificent open green space in the centre of the parish with sports clubs using the playing pitches, social clubs using the hall, and children's playgrounds, woodland and grassland open for free use by all residents. (See <https://www.effinghamkgv.co.uk/> for more information.)

The parish has the Effingham Housing Association (EHA) providing housing for the elderly needy of the village. The EHA is quite unique for a village.

As well as an active parish council (<https://www.effinghamparishcouncil.gov.uk/>), there is a vigorous Residents Association (<https://effinghamresidents.org.uk/>) which is closely involved in all Effingham issues.

Effingham residents are proud of their history, as a village dating back to Anglo-Saxon times. There is a flourishing Effingham Local History Group spreading awareness of the community's history through exhibitions, publications and an extensive web site (<https://elhg.org.uk/>)

Effingham residents feel strongly about protecting their rural environment, and are generally engaged in local government, as shown by the 94% support given to our Neighbourhood Plan at referendum in 2018, and the high turnout at local elections.

Geographical considerations

Effingham is one of the 'spring-line' parishes in the east of Guildford Borough. The ward boundary is based on the historic parish boundary stretching from the woodland and pasture landscape of the Surrey Downs AONB to the south, through the village with its Conservation Area on the spring-line, to Effingham Common in the north, a registered common with extant commoners' rights.

Effingham Common Road, The Street and Beech Avenue together provide a clear north-south route through the parish, with Guildford Road (A246) providing the west-east transport link to Guildford in the west and Leatherhead to the east. Effingham Junction Station on the northern boundary of the parish provides rail links to London, Guildford and beyond.

Effingham's position on the edge of Guildford Borough

Effingham has been a single member ward since its inception and the parish council would like to retain its single member status. As we are on the extreme eastern edge of Guildford Borough, on the boundary with Mole Valley District Council (MVDC), the parish council feel that we need a dedicated member to fully represent the interests of Effingham. For example, we are concerned that the MVDC Local Plan that is being consulted on should have significant inputs from Effingham, since certain of the proposals affect Effingham directly.

Our position on the boundary of GBC and MVDC means our residents use facilities such as GPs and social groups in the two nearby communities of East Horsley and Bookham, as well as the Leatherhead Leisure Centre provided by MVDC. We therefore expect our borough councillor to be aware and engaged with MVDC where appropriate, as well as GBC.

We feel that our own single borough councillor elected by Effingham residents is better able to represent Effingham's concerns than councillors for a multi-member ward. They might be elected from say the Horsleys, which have different concerns and issues, and so would not have the background knowledge to represent Effingham as effectively as our own member can do.

Equality of elector numbers

At present Effingham has approximately 2000 registered electors, which is close to the average number of electors per councillor across the borough.

The recent adoption of the Guildford Local Plan means that by 2025 the number of electors per councillor is likely to increase, if the number of councillors remains at 48. Taking into account the small change in the parish boundary and the extant planning permissions for more than 295 extra homes in Effingham, we anticipate that the number of electors for Effingham's single councillor will remain close to the average for the borough.

Taking all these factors into account, we hope you will agree that Effingham should remain a single-member ward in Guildford Borough, with the ward boundary coterminous with the revised parish boundary.

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APPENDIX 6

064/21

Planning appeals:

Longacre, Outdowns, Effingham. KT24 5QR

Change of use of land to accommodate one gypsy pitch with three touring caravans, one day room and hardstanding for occupation by the applicants and their family (retrospective application).

Previous objection:

Planning Application - 20/P/00685, Longacre, Outdowns, Effingham, KT24 5QR

Effingham Parish Council (EPC) at its meeting on Tuesday 27 May 2020 considered this change of use application, applied for retrospectively, and objects to this application. The reasons for our objection are below. This site has a long and controversial history. When the Effingham Neighbourhood Plan was being prepared GBC made clear to Effingham Parish Council (EPC) that the need for Traveller Accommodation in Effingham would be met by planning approval (16/P/00428), for six additional Traveller pitches on Calvert Road as rural exception sites for Travellers with strong local connections, and that this would meet the current need identified in Guildford's 'Traveller Accommodation Assessment'.

The provision of these pitches was supported by Effingham Parish Council after consultation with the local community. These pitches have now been built and six additional Traveller families are now accommodated.

This retrospective planning application to change the use of land to accommodate one gypsy pitch is opposed by EPC. It is contrary to policies ENP-G1, ENP-G2, ENP-G5, ENP-H4 and ENP-ENV2 of the Effingham Neighbour Plan.

ENP-G1

The development is outside the Inset and in the Green Belt. Any development or pitch in the Green Belt requires the evidence to show very special circumstances to overcome the harm to the Green Belt. No very special circumstances have been

demonstrated. And as stated above the need for Traveller Accommodation in Effingham has been met through the six additional Traveller pitches on Calvert Road as identified in Guildford's 'Traveller Accommodation Assessment'.

The fact that children are on-site is not evidence of a very special circumstances as. GBC has offered alternative accommodation to the family on several occasions, each of these offers have been turned down by the family. Allowing occupation because the family has decided it wants to live here, rather than in suitable accommodation nearby, and has turned down offers of suitable accommodation offered by GBC, would set a dangerous precedent for land everywhere and especially protected land in the Green Belt and AONB. This development detracts and would continue to detract from the character and appearance of this part of the Surrey Hills AONB. The development can be seen from the nearby right of way. The current appearance of the site is poor, with a fence that is unsightly, and insufficient screening that causes annoyance to the neighbours. Development proposals within the AONB are required to demonstrate how they will conserve the AONB. No such document has been provided, and present evidence shows that conservation of the AONB is not a priority of the applicant.

NPPF 172 This development is and would continue to be unacceptable in the AONB. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to planning matters.

ENP-G2 The pitch is, and would continue to be, out of character with this rural residential road.

ENP-G5 This development causes and would continue to cause significant harm to the Green Belt and to a wildlife corridor.

ENP-ENV2 The development causes and would continue to cause significant harm to wildlife using the Western Wildlife Corridor, as defined in the Effingham Neighbourhood Plan. No evidence of mitigation of harms has been produced, as required by the policy. New developments bordering a wildlife corridor within the neighbourhood area must demonstrate how they will mitigate any significant harm to wildlife using the corridor or stepping-stone. Harm is likely to be caused by the introduction or enlargement of barriers such as buildings, roads, hard landscaping and artificial lighting.

Highways The development increases and would continue to increase the danger at the junction between Outdowns and the A246, which is particularly dangerous, because of the poor sight lines for traffic joining the A246 from Outdowns. This needs to be considered carefully before any decision to allow additional accommodation in Outdowns is allowed. This planning issue was also identified by Surrey Highways and was considered as a concern by the Inspector, at the time of the last application on this site

For the above reasons EPC opposes this retrospective application.

APPENDIX 7 Update on Village Orchard Project: 084/21

Effingham Community “Orchard” Garden

Biodiversity

Many of the shrubs and plants are native and chosen for their ability to benefit birds and insects. e.g. flowers’ pollen in spring, fruits/seeds in late summer and autumn. They are also food plants for some of our native butterfly larvae.

The small tree, the Bird Cherry, to be planted opposite the entrance to the Methodist church, is also chosen because of its delightful blossom in spring which will do so much for humans too.

Some of the shrubs will provide shelter for visiting birds e.g. Hazel, Holly, Buddleia and Portuguese Laurel.

The Spindle bush and Guelder Rose and Holly all provide berries for winter food for birds.

Fragrance is another important feature for humans as well as insects and we have included many small Mediterranean type shrubs. E.g. Rosemary, Sage, Lavender, and Hyssop. These will be planted together to give a greater impact. Nearby will be early flowering herbaceous plants such as Hellebores and Pulmonarias to give spring food for insects. Also, Sedums, Verbascums and Verbenas will help bees in autumn after Day Lilies and Golden Marjoram have finished mid-summer flowering.

The bank at the south end provides some shade for woodland plants and insects to thrive. We have left some ivy on the back wall to provide nectar for winter flying bees in particular. A wood pile might be a good addition here in the hope of nurturing some stag beetle larvae, since we are told these are in decline.

The wild flower meadow will, we hope, encourage the bees, hover flies and butterflies between April and late July when it will be cut.

All other herbaceous plants are either native or simple, single petalled varieties which bumble bees prefer.

The trained fruit trees on the wall are loved by bees at flowering time and will cross-pollinate to produce fruit which if not picked by humans, will become food for birds in winter.

A later planting of the roadside verge could be done next spring, plug plants being dropped into existing grass. These would be low native wildflowers which would survive tramping feet. Suggestions would be : Self Heal, Ajuga, Black Medic, Violets, Ground Ivy, or Cinque Foil. All good for bees or butterflies.

Maintenance

Long term maintenance is still under discussion with several options under consideration. A part of the work may be given to the contractor maintaining the St Lawrence Church graveyard and we are receiving offers of voluntary assistance from members of the community. In addition, the scouts and guides may provide some assistance, but this is not finalised.

Rev Mandy MacVean (For Effingham and Little Bookham Parish)