

# MINUTES OF THE ORDINARY MEETING OF

## Effingham Parish Council

Tuesday 27<sup>th</sup> July 2021, 8pm, St.Lawrence Church.

**Present:**

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

**Also in attendance:**

Cllr Colin Cross and 9 local government electors

### BUSINESS DONE

<b>140/21</b>	<b>Apologies For Absence:</b>  Apologies were received from Cllr Cornwell & the Parish clerk.
<b>141/21</b>	<b>REVIEW of The Register Of Interests &amp; Other Interests Affecting this Agenda:</b>  Cllr <b>Hogger</b> declared an interest as a member of Guildford Borough Council's Planning Committee, and therefore doesn't comment on planning applications.  Cllr <b>Hackett</b> declared an interest as a director of Roundabout Facilities CIC (RFC), publisher of the Roundabout Effingham Magazine.
<b>142/21</b>	<b>The Minutes of The Meeting of 4<sup>th</sup> May 2021</b>  The Minutes of the meeting of 4 <sup>th</sup> May 2021 (Annual Meeting of the Parish Council) were considered and approved.
<b>143/21</b>	Matters arising from the Minutes not otherwise on the Agenda, along with noting decisions made between parish council meetings:  Decisions recorded in <u>Appendix 3</u> were noted.

## GOVERNANCE

<p><b>144/21</b></p> <p><u>Policy no.</u></p> <p><b>1</b></p> <p><b>2</b></p> <p><b>3</b></p> <p><b>4</b></p> <p><b>5</b></p> <p><b>6</b></p> <p><b>7</b></p> <p><b>8</b></p> <p><b>10</b></p> <p><b>11</b></p> <p><b>12</b></p> <p><b>14</b></p> <p><b>16</b></p>	<p><b>Items relating to governance:</b></p> <p>The following reviewed parish council policies were approved for adoption subject to the following:</p> <p><u>Standing Orders:</u> Agreed in principle but needed correction to include some previous changes that were not shown in this draft. (P14) 12. Draft minutes – it was agreed the words “or recordings” would be deleted. (paragraph f)</p> <p><u>Financial Regulations &amp; Code of Conduct</u></p> <p>Policy against Bribery</p> <p>Policy on the Acceptance of Gifts &amp; Hospitality</p> <p>Policy against Fraud &amp; Corruption</p> <p>Policy on Whistleblowing</p> <p>Complaints Procedure</p> <p>Policy on Equality</p> <p>Policy and Guidance Statements on Freedom of Information</p> <p>Policy on Retention and Disposal of Records of Documents: Cllr Hackett to draft clause on “public interest” to be added to the policy</p> <p>Policy on Data Protection and Information Security:</p> <p>Council Employees Code of Conduct</p> <p>Policy on dealing with enquiries from the public</p> <p>Policy on Co-option</p> <p>Policy on Exercise of Employer Discretions</p> <p>It was agreed to add additional details to the parish council website, to show which working groups etc councillors were a member of.</p>
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## MATTERS RAISED

<p><b>145/21</b></p>	<p><b>MATTERS raised by Effingham organisations and residents:</b></p> <p>Rev Mandy McVean raised concerns about footway foliage. It was noted that individuals should fill in the form on the SCC website. However, the ECC group would consider the need for a close cut at the road margins and raise with SCC.</p>
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## PLANNING APPLICATIONS

146/21	<p><b>The reports from the Planning Review Group &amp; BH Planning Research Group were received:</b></p>
21/P/01248	<p><b>Moorcroft</b>, The Street, Effingham, Surrey. KT24 5LQ Demolition of an existing dwelling, garage and outbuildings and construction of 2 semi-detached dwellings. <b>Objection</b></p>
21/P/01283	<p><b>Howard of Effingham School</b>, Lower Road, Effingham. KT24 5JR Variation of condition 1 (approved plans) of planning permission 14/P/02109, approved at appeal on 21/03/2018, to refer to updated parameter plans annotated to show the areas no longer pursuant to that application. This application was related to 21/P/01306 and the Planning Research Group provided written report on their research and a comprehensive verbal report on the merits of each application having taken advice from Barrister, Scott Stemp. The report was discussed with each Parish Councillor giving their views before voting. Cllr Hogger did not express views and neither Cllr Hogger nor Cllr Moss voted. <b>Objection</b></p>
21/P/01306	<p><b>Land at Effingham Lodge Farm</b>, Lower Road, Eff/ham. KT24 5JP Hybrid planning application for outline planning permission (only access to be considered) for the erection of 4 self-build dwellings on land at 408-410 Lower Road, following demolition of all existing buildings: and full planning permission for the erection of 110 dwellings with access, parking, community assets, landscaping, and associated works on land at ELF. Report and discussion as recorded for application 21/P/01283. Cllr Hogger did not express views and neither Cllr Hogger nor Cllr Moss voted. <b>Objection</b></p>
1/P/01453	<p><b>Greenacres</b>, High Barn Road, Effingham. KT24 5PT Installation of an outdoor pool, with adjoining sunken plant area and Air Source Heat Pump. <b>No comment</b></p> <p>Comments/Objections at <b>Appendix 5</b></p>
147/21	<p><b>Previous planning applications:</b> Notification of results are set out in <b><u>Appendix 1</u></b></p>

148/21	<p><b>Responses to Guildford Borough Council on any late received planning applications:</b></p> <p><b>20/P/00737 (amended application)</b>  <b>Orchard Walls</b>, Beech Avenue, Effingham, L/head, 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 20 July 2021 - changing the housing mix to provide smaller homes)  <b>No comment</b> – Clerk to write to GBC to withdraw previous objection.</p> <p><b>20/P/01128 (amended application)</b>  <b>Sir Douglas Haig</b>, The Street, Effingham, Leatherhead. KT24 5LU  Erection of 4 houses; 2 x 3 bed and 2 x 2 bed, with garage and office building. Refurbishment of public house (a4 – now Sui Generis) and existing short term accommodation (C1).  There were mixed views on this amended application. Changes had been made that brought the application more in line with the ENP. However, there were still considerable concerns about the adequacy of parking provision. The Council voted 5 to 3 for no comment.  <b>No comment</b> – Clerk to write to GBC to withdraw previous objection.</p>
149/21	<p><b>Other Planning Matters:</b>  None.</p>

## GENERAL PLANNING MATTERS

150/21	<p><b>Neighbourhood / Local Plans</b>  Reports on the Neighbourhood &amp; Local Plans:  <b>None.</b></p>
151/21	<p><b>Berkeley Homes /Howard Of Effingham</b>  Updates from the BH Planning Research Group:  <b>(see 146/21)</b></p>

## WORKING GROUPS

152/21	<p><b>Matters relating to Effingham Village Recreation Trust (EVRT)</b>  Trustee Appointments, Conversion to CIO &amp; other Updates.</p> <p>It was confirmed that Sue Morris, whose term as a Trustee was due to end on 31 Jul’21, has generously agreed to continue as a Managing Trustee for one further year from 1 Aug’21 and is to be co-opted at a Special Meeting of the Board of Trustees on Tues 27 July. This means she is now due to step down on 31 Jul’22. Sue was thanks for agreeing to continue for a further year.</p>
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153/21	<p><b>Finance &amp; General Purposes Working Group:</b> (AP/KC/IS/JS/CT) Reports and recommendations from the Finance &amp; General Purposes Working Group: <b>None.</b></p>
154/21	<p><b>Parish Council Website Working Group</b> Reports and recommendations from the Website Working Group: Minor amendments were in hand. It was agreed that the EPC objection to planning applications 21/P/01283 &amp; 21/P/01306 would be placed on the website and that a press release would be issues on these planning applications.</p>
155/21	<p><b>Climate Change Working Group</b></p> <p>It was agreed to make a declaration by Effingham Parish Council, of a Climate Emergency.</p> <p>It was agreed to commence a second survey focussed on Garden Wildlife.</p> <p>The initial survey had 90+ respondents and the data collected was now being analysed. The results would be brought to the village to propose actions. This was planned to be ready by the September EPC meeting.</p>
156/21	<p><b>Transparency Working Group:</b> Reports and recommendations from the Transparency Working Group: It was agreed to include the roles of Councillors on the website and noted that the group would need to meet in August.</p>

## TRANSPORT GROUP

157/21	<p><b>Transport Group:</b> Reports and recommendations from the Transport &amp; Highways Working Group: Concerns were raised about traffic in the Street past the Haig Pub, especially for cyclists. The ECC cyclists would be asked for their concerns with the possibility of requesting a 20 mph speed limit in the Street – Transport Group to consider.</p> <p>It was agreed that Cllr Thorne to take an initial look at the SCC Surrey Transport Plan 2022-2032 Consultation. (deadline 24.10.2021)</p> <p>Update from the Rail Group: nothing to report SCC Cllr Colin Cross reported that there was a new transport plan under development.</p>
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## COUNTRYSIDE ACCESS

158/21	<b>Countryside Access matters:</b> Reports and recommendations regarding Countryside Access matters: <b>None</b>
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## SURREY COUNTY COUNCIL – COUNCILLOR CROSS

159/21	<b>Reports &amp; updates from SCC County Councillor Cross:</b> In addition to the SCC transport plan development, Cllr Cross noted that outstanding works were in the pipeline but rather long-term with three years being the norm. However, he would take up any requests for action brought to him. Lorry Watch Scheme: Unsure if Effingham will be in the pilot scheme. Cllr Palmer would send Cllr Cross information for him to raise questions on the way forward. Rights of Way (RoW): Councillors were reminded of the need for the annual surveys. Cllr Cross agreed to discuss Bridleway 120 that was almost unpassable. He was also look into whether the RoW budget had been increased.
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## FINANCIAL MATTERS

160/21	<b>Council payments:</b> Council payments for the month of July 2021 were acknowledged. <b>(appendix 4)</b>
161/21	<b>Bank reconciliation:</b> Cllr Thorne confirmed that the latest bank reconciliations had been checked and signed off.
162/21	<b>Other Financial matters:</b> <u>The following financial reports were received:</u>  Detailed Receipts & Payments Report (April – June 2021) Annual Budget Report (April – June 2021)

## COMMUNITY AND ENVIRONMENT

163/21	<b>Community Fund:</b> No updates or new applications.
164/21	<b>Concurrent Functions Grant Aid (CFGA)</b> <u>Updates:</u>

	<p>The following potential CFGA projects were discussed:</p> <ol style="list-style-type: none"> <li>1) EVRT waste bin project – EVRT would shortly bring a formal proposal to EPC. It was suggested that EVRT needed funding to replace condemned basket swings. This should be covered by EPC’s current funding of EVRT but it was agreed to check needs with them.</li> <li>2) Shop parade pavement project – see item 167/21</li> <li>3) Climate Change project options – none at this time.</li> </ol>
<b>165/21</b>	<p><b>Other Community Matters</b>  Reports from Parish Councillors and any correspondence relating to other community or environmental matters.</p> <p>Resident Vivien White reported that eight properties will be opening on Heritage Open-days and that a little EPC financial support is likely to be requested – for approval by email exchange.</p>

**COUNCIL ADMINISTRATIVE MATTERS**

<b>166/21</b>	<b>No updates.</b>
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**REPORTS**

<b>167/21</b>	<p>Reports received on:</p> <p><b><u>Police and community issues</u> - Appendix 2    May 2021</b></p> <p><b><u>Allotments</u></b></p> <p><b><u>Burial Ground</u></b></p> <p><b><u>KGV Hall and Fields</u></b></p> <p><b><u>Home Farm West - Calvert and Chester Roads</u></b></p> <p><b><u>Effingham Common</u></b></p> <p><b><u>Parish Room</u></b></p> <p><b><u>Shop Parade</u></b></p> <p><b><u>Advertising:</u></b>  Although possibly not needed, the question of advertising on the planters was raised noting actions taken in Horsley and would be considered further.</p>
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	<p>The parish council decided not to permit permanent advertisement material on the sides of the planters, however, would consider non-permanent “flag” style advertisement planted amongst the foliage. The clerk would be asked to cost a professional arrangement for the upkeep of the planters.</p> <p><u>Pavement:</u> Vivien White praised the improvements to the planters at the shops and raised concerns about the state of the pavements outside the shops. Repairs had been made to the pavement outside the hairdressers following action by the hairdressers. ACTION Clerk to encourage action by the other shopkeepers.</p> <p><u>Lawson Cypress tree:</u></p> <p>It was considered whether a Lawson Cypress tree should be felled to allow the Notice-board project to progress, and to prevent possible future pavement damage. GBC Arboricultural Officer suggested the tree has very limited value and would support its removal (subject to a planning approval). This was referred to the next meeting of the Council. Cost for removal is in the region of £200.</p>
168/21	<p><b>Other Parish Matters:</b> Reports from Parish Councillors and any correspondence relating to other parish matters.</p> <p>Cllr Thorne reported on the interesting visit to Effingham Golf Club to view their excellent, award-winning environmental/ecological work. He also commended the St Lawrence with All Saints, Little Bookham, orchard garden project on the Street below the shops.</p>

**CORRESPONDENCE**

169/21	<p><b>Any Other Correspondence:</b> None.</p>
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**NEXT AGENDA**

170/21	<p><b>New items of business for the Agenda of the next meeting:</b></p>
	<p><b>Next meetings:</b></p> <p>The Clerk would continue to seek the best location for future meetings within the Covid parameters but it was agreed that St Lawrence Church had been satisfactory for this meeting. Future meetings would be face to face unless Government amended the requirements.</p>



	Ordinary Meeting - Tuesday 31st August 2021 (8.00pm) Venue – KGV Hall & Playing Fields, The Barnes Wallis Hall, Browns Lane, Effingham. KT24 5ND.
	Next Planning Review Group meeting: Tuesday 24th of August 2021. (7.30pm).

## APPENDIX 1

## **Planning Results**

**147/21**

- 21/P/00178 St. Lawrence Primary School**, Lower Road, Effingham. KT24 5JP  
Replacement of fencing of part of the parameter of the site.  
**Approved.**
- 21/P/00380 Greenfields Farm**, Orestan Lane, Effingham, L/head. KT24 5SJ  
Certificate of Lawfulness for a proposed development to establish whether the erection of an outbuilding and construction of a pool under Part 1, Class E of the Town & County Planning (General Permitted Development) Order 2015, as amended would be lawful.  
**Approved.**
- 21/P/01109 Ranmore**, Beech Avenue, Effingham, Leatherhead. KT24 5PJ  
Certificate of Lawfulness for a proposed development to establish whether the erection of an outbuilding and extension to the existing hardstanding would be lawful.  
**Approved.**
- 21/P/01115 East Court**, Beech Avenue, Effingham, Leatherhead. KT24 5PN  
Variation of condition 2 of planning application 20/P/01225 approved 20//10/2020 to enlarge the pool wing and vary fenestration details.  
**Approved.**

## APPENDIX 2

**May 2021**

### **Crime Figures**

**(x16)**

**167/21**

Browns Lane	Anti-social behaviour (x2)
Browns Lane	Violence & sexual offences
Effingham Place	Violence & sexual offences
Hogden Lane	Anti-social behaviour
KGV Playing Fields	Anti-social behaviour
KGV Playing Fields	Criminal damage
Lower Road	Violence & sexual offences
Lower Road	Anti-social behaviour (x4)
Lower Road	Public order
Mount Pleasant	Violence & sexual offences
Salmons Road	Other theft
Strathcona	Anti-social behaviour

**Planning decisions made by the parish council Chairman, Vice Chairman & Clerk during Covid restrictions.****Reference: 21/P/01122**

**Location:** Oakwood, Orestan Lane, Effingham, Leatherhead, KT24 5SL

**Proposal:** Proposed two storey front extension, first floor front & side extension, reconfigured front garden and drive, single storey rear extension, new patio area, relocation of garden shed, new rear paved area and changes to fenestration.

**Comment**

If GBC Planning are minded to approve this application please enter a condition:

**Condition**

'Effingham is a dark skies parish – see Effingham Neighbourhood Plan at policy ENP-ENV4 Dark Skies. Please ensure the roof windows are fitted with shades, curtains or similar to protect the local environment from any light 'pollution' caused by the roof windows.

**Reference: 21/W/00080**

**Location:** Hooke Farm, Effingham Common, Effingham, Leatherhead, KT24 5JE

**Proposal:**

Prior notification under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a proposed change of use from Agricultural Buildings to Dwellinghouse (Class C3) comprising 2 dwellings.

Effingham Parish Council (EPC) **objects** to these proposals being considered as permitted development.

EPC notes that planning application 21/P/00719 at Hooke Farm, Effingham Common, Effingham, Leatherhead, KT24 5JE, was for proposed works to enclose an existing barn. The current prior notification for change of use takes the proposals to a different level that includes two new dwellings.

EPC would point out that this is green belt land and is not a site selection in either the Guildford Local Plan or the Effingham Neighbourhood Plan (ENP). These proposals need to go through the full planning application process and not be considered as permitted development.

Hooke Farm is situated adjacent to Effingham Common. It supports the stabling of horses. It was traditionally owned as a private house with fields as pasture for horses, and the stables and barn rented out to stable horses. As such it can be argued that the site was not used solely for an agricultural use and was never part of an established agricultural unit. It is not an agricultural farm and does not have agricultural employees.

The location and siting of the building on the green belt and adjacent to Effingham Common makes it undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order. The unusual design, proximity to the Effingham Common footpath/permissive bridleway, transport, highways and noise levels, and location of these buildings needs to be fully considered by the community via the planning process and not be subject to permitted development.

Please note that a proposal has been submitted to GBC for Effingham Common to be designated a Local Nature Reserve. The position of these proposed dwellings is close to a footpath and permissive bridleway on Hooke Common, at the south end of Effingham Common and on common land. The proposed buildings would be visible from the footpath/permissive bridleway.

Please also note that the ENP at ENP-H1 sets out a target of 50 new homes in the Plan Area. Currently there are 295 planning permissions in the Plan Area and this is well in excess of this

target with several more planning permissions anticipated, including for site selections in the ENP. The ENP has site selections for housing and when the Local Authority has a five year land supply a Ministerial Directive, issued a few years ago, indicated that this gives increased weight to a Neighbourhood Plan, such as the ENP, over the number and the location of new housing.

**21/P/00808** |

The Old Vicarage, Church Street, Effingham, Leatherhead, KT24 5LX

Single storey extension to existing ancillary garden building. | The Old Vicarage, Church Street, Effingham, Leatherhead, KT24 5LX

If the Planning Committee are minded to grant permission, Effingham Parish Council (EPC) would like a condition included that the extension will not create a potential additional detached habitable building on this site in the Conservation Area of the village.

The ancillary building, if there is planning permission, will be equipped with: kitchen, lavatory, and other toilet facilities. The Heritage Statement states that it would be a valuable and sustainable addition to the host dwelling leading to the belief that this may become a separate habitable building in the Conservation Area.

**21/P/00864** | Meadow Plat, Ranmore Common, Dorking, RH5 6SX

Erection of a replacement garage building following the demolition of existing large garage and stables. |

If the Planning Committee are minded to grant permission, Effingham Parish Council (EPC) would like a condition included that the extension will not create a potential additional detached habitable building on this site in the Green Belt.

The proposals show that the replacement garage will be equipped with a lavatory and other toilet facilities upstairs and down, and there would be no way and preventing its use as living accommodation with suitable partitioning of the first floor. The ground floor plan shows space for four cars, but the space could easily be used for habitable accommodation leading to the view that this may become a separate habitable building.

There are also no special circumstances shown for the erection of such a large replacement building in the green belt.

**21/P/01021**, Three Acre Barn Guildford Road, Effingham, Leatherhead. KT24 5QQ

Outline application to consider the access, appearance, layout & scale of a proposed detached two storey dwelling.

**Objection**

Effingham Parish Council objects to planning application 21/P/01021 as it does not meet the planning criteria for building in the Green Belt.

At the recent Appeal, Planning Application Ref:18/P/00209/ Appeal-Ref: 19/P/01247, for the conversion of the original barn unit into habitable accommodation was dismissed at Appeal. The Planning Inspector stated at that time:

*"I give little or limited weight to each of the considerations cited in support of the proposal by the appellant. I conclude that, taken together, the substantial weight to be given to Green Belt harm and the harm caused to the character and appearance of the area, is not clearly outweighed by the other considerations, sufficient to amount to very special circumstances necessary to justify the development. The proposal would therefore be contrary to Policy P2 of the GBLP and Chapter 13 of the Framework. 29. Therefore, for the reasons given above, I conclude that the appeal should be dismissed."*

In relation to the lawful use of the previous occupation the Inspector said:

*“The main parties are agreed that the lawfulness of the previous residential use was not formally established, and that the residential use has ceased. I saw, during my site inspection, that the building is empty and is not in a habitable state.”*

Since this time the barn has been demolished and there no evidence that the barn was ever occupied. So, any replacement building of the same classification would have to be another barn.

### **Inappropriate development in the Green Belt**

By definition any development on the Green Belt land causes harm and is therefore inappropriate.

The mitigation that this is replacement building is not a valid argument. It is unlikely as to whether this application meets the requirements of a replacement building as the replacement building would not be of the same use classification as the original building, and there is no evidence that the original building was ever occupied.

The mitigation that the proposed development is of the same size is difficult to evaluate. There is no clear picture of the increase in land area of the development. The buildings appear to be larger than the original. It is unclear from the drawings whether this is materially larger than the original barn but it could be.

Therefore, for the above reasons, the proposed development would be inappropriate development in the Green Belt, having regard to Policy P2 of the GLP and Paragraph 145 of the Framework.

### **Urban Sprawl**

The location of the proposed development is in an area where the ribbon development between the villages of Effingham and East Horsley, on the north side of the A246, gives way to the appearance of green open country. The proposal would fail to safeguard the area of countryside from encroachment, one of the 5 purposes of the Green Belt, and would therefore not comply with the fundamental aim of Green Belt policy to prevent urban sprawl by keeping land permanently open. It would also contribute to ribbon development between the two villages on the north side of the A246.

### **Appearance**

Visually, the proposed buildings comprise a mix of single and two storey elements. Although the design is set within the context of ‘ideas’ the designs would be out of keeping with the very prominent position the proposed development would have in the landscape (it would be clearly visible from the A246) and would have an impact on the openness of the Green Belt. Some of the ‘ideas’ designs would be out of character with the local environment and its neighbours.

There is no proposed design. Some of the options given would be contrary to Policy ENP-G2 of the Effingham Neighbourhood Plan, which, amongst other things, seeks to ensure that new development is of a high-quality design that responds to local character and conserves the essential rural character of the area, and that new buildings provide visual interest and a sense of place and identity and respect the traditional built form of the locality.

### **Materials**

There is no firm proposal of the roof and the materials to be used and as the proposed development would be very visible in the landscape the roof and the materials to be used should be known before any planning permission is granted.

### **Major road, A246, at exit of the proposed property**

The A246 has a speed limit of 40mph at the exit of this proposed property. There should be an SCC Highways report as to whether it would be safe for multiple vehicles to be entering and exiting this site several times per day on a permanent basis.

### **Housing Supply**

GBC, with the GLP, can demonstrate a five-year housing land supply so the addition of one extra dwelling has to be balanced by the harm of this proposed development to the Green Belt.

For the above reasons EPC opposes this planning application.

### **21/P/01025 Thistledown, Orestan Lane, Effingham, KT24 5SN**

Effingham Parish Council **objects** to this planning application.

The Thistledown is in the Green Belt. The proposed increase in footprint of the proposed building is 58% and the increase in volume 51% above those of the existing building, together with a small increased building height and bulk amounts to a significant increase in building size above that of the existing buildings which would comprise a materially larger replacement building for the purposes of Paragraph 145 d) of the Framework.

NPPF 145.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

### **21/P/01045 Elaia, Lower Farm Road, Effingham, KT24 5JJ**

Effingham Parish Council **objects** to this planning application.

The property is in the Green Belt. The proposed increase in footprint of the proposed building is 46% (212sq.m to 314.5 sq.m) above the existing building, together with the greater mass of the building when viewed from the front would comprise a materially larger replacement building for the purposes of Paragraph 145 d) of the Framework.

NPPF 145.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

In addition if the planning committee are minded to allow this planning application there should be a condition that the windows in the roof should be shielded by curtains, shade etc to prevent light pollution, as this is a dark skies area near to Effingham Common.

### **Financial decisions made by the parish council Chairman, Vice Chairman & Clerk during Covid restrictions:**

It was agreed that up to £3k would be made available for planning advice, from the parish council legal contingency ear mark reserve, regarding the new planning applications from Berkeley Homes / Howard of Effingham School.

(21/P/01283 & 21/P/01306)

It was agreed to spend £150 to reduce the height of the shop parade planters & remove excessive soil.

It was also agreed to spend £237 to plant up the shop parade planters .

**Appendix 4****160/21****Council payments:**

<b>DATE</b>	<b>To</b>	<b>Description</b>	<b>£</b>	<b>Authority</b>
		<b>STANDING ORDERS</b>		
01.10.2021	EVRT	Capital replacement (quarterly)	0750.00	4 year agreement commencing 01.04.2019 The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3)
01.10.2021	EVRT	Facilities funding (quarterly)	7750.00	4 year agreement commencing 01.04.2019 The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3)
01.10.2021	EVRT	Management Support Funding	5500.00	The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3) Expires 01.07.2023
25.07.2021	advansys	Website hosting and support (monthly)	0078.00	LGA 1972 s.111
29.09.2021	HMRC	Clerk TAX/NI (Quarterly)	xxxxxx	LGA 1972 s.112
20.07.2021	The Surrey Pension Fund	Clerk / Employer Pension Payments (Monthly)	xxxxxx	LGA 1972 s.112
25.07.2021	Jon Short	Clerk Salary (Monthly)	xxxxxx	LGA 1972 s.112
		<b>DIRECT DEBITS</b>		
28.07.2021	The Phone Co-op	Parish room broadband & phone	0043.91	LGA 1972 s.111
23.07.2021	SES Business Water	PR Water - supply	0001.00	LGA 1972 s.133 <i>Payments to be taken on 22<sup>nd</sup> of the month</i>
23.07.2021	SES Business Water	Allotment Water - supply	0002.00	Small Holdings & Allotment Act 1908, ss.23, 25 & 42 <i>Payments to be taken 22<sup>nd</sup> 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>
23.07.2021	Bulb	PR Electricity	0025.00	LGA 1972 s.133 Payments 23 <sup>rd</sup> of month

**Previously agreed payments:**

	<b>To</b>	<b>Description</b>	<b>£</b>	<b>Authority / Notes</b>
01.07.2021	BTS	PR Photocopier	£0,046.73	LGA 1972 s.111
01.07.2021	Surrey Community Action	Payroll services	£0,018.00	LGA 1972 s.111
08.07.2021	Tim Hobbs	Shop Parade planters – reduce height /remove soil	£0,180.00	LG (misc. provisions) Act 1976, s.19
08.07.2021	Dobbe	Parish Council Burial Ground maintenance	£0,215.00	Open Spaces Act 1906, ss.9 and 10
08.07.2021	Dobbe	Parish Council Allotment maintenance	£0,200.00	Small Holdings & Allotment Act 1908, ss.23, 25 & 42.
12.07.2021	Jackie Hobbs	Shop Parade planters – Plant up planters	£0,236.45	LG (misc. provisions) Act 1976, s.19
15.07.2021	No5 Chambers	Legal advice – BH / HofE new planning application	£1,440.00	LGA 1972 s.111

**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 as at 28th June 2021		<b>0244.01</b>	
30.06.2021	Zoom	Video conferencing	0014.39	0229.62	LGA 1972 s.111
08.07.2021	Amazon	Replacement battery for pc laptop	0025.99	0203.63	LGA 1972 s.111
15.07.2021	Microsoft	Office 365	0005.99	0197.64	LGA 1972 s.111
19.07.2021	Amazon	Face masks & hand sanitiser	0014.30	0183.34	LGA 1972, s.133
		<b>Balance at 21.07.2021</b>		<b>0183.34</b>	

**Monies received:**

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

**Reference 21/P/01248**

**Proposal:** Demolition of an existing dwelling, garage and outbuildings and construction of 2 semi-detached dwellings.

**Location:** Moorcroft, The Street, Effingham, Leatherhead, KT24 5LQ

Effingham Parish Council (EPC) **objects** to this planning application for the following reasons.

1. The proposals do not comply with Policy G2 of the Effingham Neighbourhood Plan (ENP) in the character and design of the frontage and of the proposed building. ENP-G2 states that designs should conserve the essential landscape, heritage, and rural character of Plan Area.
  - a. The frontage of the proposed dwellings is out of character with the built environment of the road where frontages are open, and where there are front gardens and parking is unobtrusive and set back from the road. The proposed building does not respect the existing layout and character of the road, and this is contrary to both the ENP at G2, the draft Effingham Conservation Area Plan and Local Plan policy D1 (1).
  - b. The building design itself shows a dwelling that dominates the area in which it is situated and will give the appearance of an over-development of the site in its scale and height. This is out of character with the road and contrary to ENP Policy G2 (3) and Local Plan Policy D1 (1).
  - c. The car park situated at the front for the two proposed semi-detached houses is shown in the Design and Access Statement and the Proposed Street Scene. These documents suggest that the parking area may be shielded by a wall with hedge over. EPC have concerns that this will also be out of character with the neighbourhood and visually unsightly being the only property with a high wall and hedge immediately next to the pavement.
  - d. The 6 parking places at the front would be cramped. It would be the only property in the vicinity with a very cramped frontage, parking area, and visually unsightly.
2. The change from a front garden land usage to a flat parking area for cars would lead to additional runoff of excess water following heavy rain. This water would run downhill towards the shops area. Policy ENP-G4 states that “development proposals will be required to demonstrate that they will not result in an increase in surface water run-off and have regard to appropriate mitigation measures identified in the Guildford Surface water management Plan”. No clear statement on water run-off mitigation is contained in the proposals.

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**21/P/01283 Howard of Effingham School**, Lower Road, Effingham. KT24 5JR  
Variation of condition 1 (approved plans) of planning permission 14/P/02109,  
approved at appeal on 21/03/2018, to refer to updated parameter plans annotated to  
show the areas no longer pursuant to that application.

This application was related to 21/P/01306 and the Planning Research Group  
provided written report on their research and a comprehensive verbal report on the  
merits of each application having taken advice from Barrister, Scott Stemp. The report  
was discussed with each Parish Councillor giving their views before voting. Cllr  
Hogger did not express views and neither Cllr Hogger nor Cllr Moss voted.

**Objection can be found on the Parish Council's Website (link below)**

<https://www.effinghamparishcouncil.gov.uk/objection-to-berkeley-homes-planning-applications/>

**21/P/01306 Land at Effingham Lodge Farm**, Lower Road, Eff/ham. KT24 5JP  
Hybrid planning application for outline planning permission (only access to be  
considered) for the erection of 4 self-build dwellings on land at 408-410 Lower Road,  
following demolition of all existing buildings: and full planning permission for the  
erection of 110 dwellings with access, parking, community assets, landscaping, and  
associated works on land at ELF.

Report and discussion as recorded for application 21/P/01283. Cllr Hogger did not  
express views and neither Cllr Hogger nor Cllr Moss voted.

**Objection can be found on the Parish Council's Website (link below)**

<https://www.effinghamparishcouncil.gov.uk/objection-to-berkeley-homes-planning-applications/>

**Signed by: Cllr Pindar .....(Vice-Chair)**

**Date: 31.08.2021**