



Effingham Parish Council



To all Councillors

Publication date: 5th January 2022

**I HEREBY GIVE YOU NOTICE
that a PARISH DISCUSSION MEETING will be held
on January 11th, 2022, at 8pm.**

Members of the public are welcome to attend and observe. At the Chairman's discretion they may be invited to speak during any item. Additionally, at the beginning of the meeting under 'Matters raised by Effingham organisations and residents', members of the public may address the Parish Council for up to two minutes each on matters within the Parish Council's scope. **(DM007/22)**
To do this, please give details to the Clerk as below, **BEFORE THE MEETING.**

Jon Short, Clerk and Responsible Financial Officer

To join an EPC virtual meeting, you will need to use Zoom software.

For this specific meeting, please use the following loggins:

Meeting ID: 829 0186 0814

Passcode: 330719 <https://zoom.us/>

Join Zoom Meeting Link:

<https://us02web.zoom.us/j/82901860814?pwd=STY0V2ZrbkVXTzRrNnp3VDQyMTJsUT09>

For the purpose of this virtual meeting, the Council will be recording the proceedings.

BUSINESS TO BE DONE

DM001/22	To RECEIVE Apologies For Absence:
DM002/22	To REVIEW The Register Of Interests & Other Interests Affecting this Agenda:
DM003/22	To CONSIDER The Minutes of the previous meetings of 30th November 2021 . (Ordinary Meeting of the Parish Council) Approval of minutes will be considered at the next face to face parish council meeting.

DM004/22	To CONSIDER any matters arising from the Minutes not otherwise on the Agenda, along with noting decisions made between parish council meetings:
21/P/02285	It was agreed by email exchange not to comment on planning application 21/P/02285. (31 Orchard Gardens, Effingham, KT24 5NR, single storey and first floor front extensions)
21/P/02246	It was agreed by email exchange to object to planning application 21/P/02246. (Orchard Walls, Beech Ave, Effingham, KT24 5PG, demolition of the existing property and erection of 8 dwellings with a new access provided onto Beech Close. (see Appendix 3))

GOVERNANCE

DM005/22	Items relating to governance:
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THE FUTURE OF EVRT

DM006/22	<u>The Future of EVRT</u> <u>EPC / EVRT Liaison Group</u> Terms of Reference for the Liaison Group. (deferred until the parish council's next face to face meeting)
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MATTERS RAISED

DM007/22	MATTERS raised by Effingham organisations and residents (UP TO 15 MINUTES) Effingham organisations and residents can ask the Chairman and Councillors for updates of particular items, or explain matters of concern within the Parish Council's scope. Councillors may deal with matters or questions straightaway, or follow up by letter or email after the meeting.
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PLANNING APPLICATIONS

DM008/22	To RECEIVE reports from the Planning Review Group & BH Planning Research Group. To CONSIDER responses to Guildford Borough Council on planning applications, as of Tuesday 04.01.2022
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21/P/02322	Elaia , Lower Farm Road, Effingham. KT24 5JJ Erection of a dwelling house following demolition of existing detached house and integral garage
21/P/02324	Land adjacent to Tollgate Lodge , Guildford Road, Eff. KT24 5QL Outline application to consider means of access for the erection of a detached three bedroom dwelling.
21/P/02451	6 Woodlands Road , Bookham, Leatherhead. KT23 4HF Proposed timber carport
21/P/02452	Lye Cottage , Orchard Close, East Horsley. KT24 5EZ Raising of the roof to provide a first floor with a two storey rear extension.
21/P/02362	West Court , Beech Avenue, Effingham. KT24 5PJ Conversion and extension of detached garage to ancillary self-contained accommodation.
21/P/02485	High Barn Bungalow , High Barn Road, Effingham. KT24 5PS Erection of stable block with internal haybarn and tractor store following demolition of existing stable block, haybarn and storage.
21/P/02408	The Spinney , Heath View, East Horsley. KT24 5ED Erection of a 5 bedroom detached dwelling with associated access, driveway and landscaping following the demolition of the existing house.
DM009/22	Previous planning applications: To RECEIVE notification of results set out in <u>Appendix 1</u>
DM010/22	To CONSIDER responses to Guildford Borough Council on any late received planning applications: (clerk notes/late items)
DM011/22	Other Planning Matters: <u>Amended Applications:</u>
21/P/01589	9 Beech Close , Effingham. KT24 5PQ Part two storey, part single storey rear extension with internal alterations to
21/P/00428	Howard of Effingham School , Lower Road, Effingham. KT24 5JR Reserved matters application pursuant to outline planning permission 14/P/02109 approved on 23.03.2018 to consider appearance, landscaping, layout & scale in respect of the erection of 99 dwellings.
20/P/01174	<u>Appeal started:</u>

20/P/01174	Land at the entrance to Effingham Place , Effingham. KT24 5JT Erection of black painted, metal, automated vehicle access gates and separate side pedestrian access gate on Effingham Place.
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GENERAL PLANNING MATTERS

DM012/22	Neighbourhood / Local Plans To RECEIVE reports on the Neighbourhood & Local Plans:
DM013/22	Berkeley Homes /Howard Of Effingham To RECEIVE and CONSIDER any updates on the development:

WORKING GROUPS

DM014/22	Matters relating to Effingham Village Recreation Trust (EVRT) Trustee Appointments, Conversion to CIO & other Updates. To acknowledge the resignation of Robert Hope (Managing Trustee) from the EVRT Charity. (07/12/21)
DM015/22	Finance & General Purposes Working Group: (AP/KC/IS/JS/CT) To RECEIVE and CONSIDER any reports and recommendations from the Finance & General Purposes Working Group:
DM016/22	Parish Council Website Working Group To RECEIVE updates: To CONSIDER the information displayed under the “Parish Councillors” section of the EPC Website.
DM017/22	Climate Change Working Group To RECEIVE updates:
DM018/22	Transparency Working Group: To RECEIVE updates:

TRANSPORT GROUP

DM019/22	Transport Group: To RECEIVE and CONSIDER any reports and recommendations from the Transport & Highways Working Group. To CONSIDER the recent update from SCC Highways regarding road tables on Lower Road & Effingham Common Road.
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	To CONSIDER if the parish council should look into ways of financing the construction of a road table on Effingham Common Road.
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COUNTRYSIDE ACCESS

DM020/22	Countryside Access matters: To RECEIVE and CONSIDER any reports from Parish Councillors and any correspondence relating to Countryside matters:
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SURREY COUNTY COUNCIL – COUNCILLOR CROSS

DM021/22	To RECEIVE reports & updates from SCC County Councillor Cross
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FINANCIAL MATTERS

DM022/22	To ACKNOWLEDGE council payments for the month of December 2021 (clerk notes/late items)
DM023/22	Bank reconciliation: To CONFIRM that the latest bank reconciliations (Nov 2021) have been checked and signed by Cllr Thorne.
DM024/22	Other Financial matters: To RECEIVE and CONSIDER any reports or correspondence relating to other finance matters:
DM025/22	2022/23 Budget: <u>For information only:</u> The clerk has submitted the parish council's 2022/23 precept requirement to Guildford Borough Council.

COMMUNITY AND ENVIRONMENT

DM026/22	Community Fund: To RECEIVE grant requests, if any:
DM027/22	Concurrent Functions Grant Aid (CFGGA)

DM028/22	Other Community Matters To RECEIVE and CONSIDER any reports from Parish Councillors and any correspondence relating to other community or environmental matters
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COUNCIL ADMINISTRATIVE MATTERS

DM029/22	To RECEIVE updates, if any:
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REPORTS

DM030/22	<p>To RECEIVE reports on:</p> <p><u>Police and community issues</u> - Appendix 2 October 2021</p> <p><u>Allotments</u> To CONSIDER if it would be appropriate to commence legal action against a local resident that has moved their boundary fence onto parish council allotment land.</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> <p><u>Shop Parade</u></p>
DM031/22	<p>Other Parish Matters: To RECEIVE and CONSIDER any reports from Parish Councillors and any correspondence relating to other parish matters</p>

CORRESPONDENCE

DM032/22	<p>Any Other Correspondence: To RECEIVE and CONSIDER any other correspondence</p>
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NEXT AGENDA

DM033/22	To NOTE new items of business for the Agenda of the next meeting
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	<p>Next meetings: Ordinary or Discussion Meeting – Tuesday 25th January 2022 (8.00pm) Venue – KGV Hall & Playing Fields, The Barnes Wallis Hall, Browns Lane, Effingham. KT24 5ND. (or Virtual meeting)</p>
	<p>Next Planning Research Group meeting: Tuesday 18th of January 2022. (7.30pm).</p>

APPENDIX 1

Planning Results

DM009/22

- 21/P/01516 Wildacres**, Orchard Close, East Horsley, Leatherhead. KT24 5EZ
Certificate of Lawfulness to establish whether the proposed ancillary
Outbuilding housing a swimming pool, small gym area and associated
facilities within the garden is lawful.
APPROVED
- 21/P/01248 Moorcroft**, The Street, Effingham, Leatherhead. KT24 5LQ
Demolition of an existing dwelling, garage and outbuildings and
construction of 2 semi-detached dwellings.
APPROVED
- 21/P/02078 45 Strathcona Ave**, Bookham, Leatherhead. KT23 4HW
Single storey rear extension, conversion of garage into habitable space
along with front façade
APPROVED
- 21/P/02156 42 Norwood Road**, Effingham, Leatherhead. KT24 5NX
Certificate of Lawfulness for a proposed development to establish
whether the conversion of existing garage into habitable accom.....
PART APPROVED; PART REFUSED
- 21/T/00311 High Barn House**, Beech Avenue, Effingham, Leatherhead. KT24 5PJ
Total of 17 individual trees to be removed and 1 x tree group
APPROVED
- 21/P/00318 2 Middle Farm Place**, Effingham, Leatherhead. KT24 5LA
Silver Birch (T1) – cut back overhanging branches to boundary (ECA)
APPROVED

APPENDIX 2

October 2021

Crime Figures

(x 16)

DM030/22

Barnes Wallis Close	Anti-social behaviour
Calvert Road	Public order
Chester Road	Public order
Critten Lane	Anti-social behaviour
Crocknorth Road	Anti-social behaviour
Effingham Place	Other crime
Guildford Road	Public order
Hogden Lane	Burglary
Nr Lower Road	Violence and sexual offences
Orestan Lane	Public order / Violence and sexual offences
Strathcona Avenue	Violence and sexual offences (x4)
The Crossroads	Vehicle crime

Appendix 3

DM004/22 (planning decisions made between parish council meetings):

21/P/02246, Orchard Walls, Beech Avenue, Effingham, Leatherhead, KT24 5PG

Demolition of the existing property and erection of 8 dwellings with a new access provided onto Beech Close.

Effingham Parish Council (EPC) **objects** to planning application 20/P/02246.

EPC is dismayed that there is a new planning application for Orchard Walls particularly following an apparent agreement between all the parties in August 2021, over the amended planning application, 20/P/ 00737.

As the developer is aware from EPC correspondence with them going back 18 months any development on the Orchard Walls site should be compliant with Policy SA3 of the Effingham Neighbourhood Plan (ENP) which supports the development of up to 6 new homes on this site replacing the existing house and representing a net increase of 5 dwellings. As stated in the policy this is subject to:

1. Compliance with policies ENP-G2, ENP-H2 and ENP-R1 of the Neighbourhood Plan.
2. The design being in keeping with the buildings in the nearby Effingham Conservation Area, including the Grade II listed buildings, and maintaining the shared red-brick boundary wall which runs along the boundary of Effingham Conservation Area.
3. Demonstration that the setting of Effingham Conservation Area, and the character and appearance of Beech Avenue and Beech Close, are preserved and enhanced by the development.

4. The landscaping and layout of any proposal should conserve, as far as possible, the beech hedging along the boundary to preserve the character of the area.

5. The main vehicular access is not on to Beech Avenue, to avoid worsening traffic problems along this busy narrow road.

Effingham Parish Council (EPC) has the following objections.

Over development

Policy ENP-SA3 stipulates up to 6 new homes on this site, not 8 as proposed by the developer. Policy ENP-SA3 was in place before the developers first planning application was submitted and it was clear, to everyone, the conditions of the Policy. The ENP was approved at referendum by Effingham residents and was made by Guildford Borough Council in 2018. The current proposal for 8 dwellings is contrary to Policy ENP-SA3 and would represent an over development of this site. The housing density proposed will be out of character with its neighbours: Beech Close and Beech Avenue, and the proposed development does not maintain the character of the immediate neighbourhood which abuts the Effingham Conservation Area. This contravenes Policy ENP-G2 Paragraphs 2 and 3.

Policy ENP SA3

The application is a departure from the provisions of ENP-SA3 and no satisfactory justification has been given. Additionally, no clear and recent evidence concerning the financial viability of the proposal is presented. EPC contends that the 'Viability Appraisal and Report', supplied by the applicant earlier this year, is not relevant to this application.

Housing Need

Guildford has no housing need; it has a 5-years housing land supply and an up-to-date Local Plan. Effingham has no housing need as the Howard of Effingham/Berkeley Homes development, allowed by the Secretary of State at appeal, provides permission for 295 houses in Effingham. The ENP set a target of 50 homes (prior the SoS decision) in the plan period with three housing site allocation policies, approved at referendum.

Confusion with Parking and Policy ENP R1

Policy ENP-R1 states that there should be a minimum of 3 parking spaces each for 4-bedroom home and 2 parking places each for 2 or 3-bedroom home. A total of a minimum of 19 for the properties on this site. In addition, there should be appropriate additional provision for visitors, including disabled visitors.

The developer shows in the Design, Access and Planning Statement the proposed parking is:

Plot 1 4 bed house 4 parking spaces
Plot 2 4 bed house 3 parking spaces
Plot 3 4 bed house 3 parking space
Plot 4 2 bed house 2 parking spaces
Plot 5 2 bed house 2 parking spaces
Plot 6 2 bed house 2 parking spaces
Plot 7 2 bed house 2 parking spaces
Plot 8 3 bed house 4 parking spaces

Although parking provision is above the minimum the layout in the Design, Access and Planning Statement apportioned all 22 to the properties. The Layout Plan gives a different parking layout which gives insufficient parking provision to the properties.

In order to be compliant with Policy ENP R1 the developer needs to provide at least the minimum number for each property and in addition show parking provision for visitors and disabled visitors. But in contravention of the Policy the application does not show a consistent set of parking provision, so it is impossible to ascertain whether the minimum for each property is provided and sufficient parking is available for visitors and disabled visitors.

The reason why this is important is that parking for this site should be on-site. The proposed development should be self-sufficient in parking provision and not depend on on-street parking in Beech Close.

Conclusion

EPC **objects** to planning application 20/P/02246 for the reasons above.

EPC feels that the behaviour of the developer is unreasonable in submitting a new planning application after getting planning permission two months ago for the earlier planning application. It has taken over 18 months for the developer to agree to the provisions of Policy ENP-SA3. However, they have now submitted a planning application that is again in contravention with the Policy.

Moreover, there is ongoing anxiety and despair felt by neighbours and other nearby residents to a further dispute with the developer over a non-compliant planning application.