

Effingham Parish Council



Notes from - PARISH DISCUSSION MEETING held on Tuesday 11th January 2021 at 8pm.

Attended by:

Cllr's Cornwell, Hackett, Hogger, Moss, Palmer, Roscoe, Symes (Chair) & Thorne.
Parish Clerk, + 2 local residents.

Items discussed

DM001/22	Apologies For Absence: Parish Councillors Muscat & Pindar. County Councillor Cross
DM002/22	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 Magazine. Cllrs Thorne & Moss declared an interest as a parish council-nominated trustee on Effingham Village Recreation Trust, which provides a village hall and public recreation facilities for the residents of Effingham. Cllr Symes declared an interest in planning application 21/P/02408
DM003/22	Minutes: The Minutes of the previous meeting of 30 th November 2021 were considered and will be decided upon at the next face to face parish council meeting. (currently Jan 25 th 2022)
DM004/22	Matters arising from the Minutes not otherwise on the Agenda, along with noting decisions made between pc meetings: The below provisional planning decisions will be ratified at the next face to face parish council meeting. (25.01.22)
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.

GOVERNANCE

DM005/22	Items relating to governance: None.
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THE FUTURE OF EVRT

DM006/22	<u>The Future of EVRT</u> The decision to agree the draft Terms of Reference of the Parish Council / EVRT Managing Trustee Liaison Group was deferred until the next face to face pc meeting. (25.01.22) There was a discussion on whether there should be equal numbers of representatives from each organisation on the liaison group. (ie 3 parish councillors & 3 managing trustees)
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MATTERS RAISED

DM007/22	MATTERS raised by Effingham organisations and residents See DM013/22
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PLANNING APPLICATIONS

DM008/22	The report from the Planning Review Group dated 4 th Jan 2022 was received. (see appendix 4) Provisional planning comments will be submitted to Guildford Borough Council, and a decision to withdraw or ratify decisions made at the next face to face parish council meeting. (25.01.22)
21/P/02322	Elaia , Lower Farm Road, Effingham. KT24 5JJ Erection of a dwelling house following demolition of existing detached house and integral garage. (provisional no comment)
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. (provisional objection)
21/P/02451	6 Woodlands Road , Bookham, Leatherhead. KT23 4HF Proposed timber carport. (provisional objection)
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. (provisional condition request)

<p>21/P/02362</p> <p>21/P/02485</p> <p>21/P/02408</p>	<p>West Court, Beech Avenue, Effingham. KT24 5PJ Conversion and extension of detached garage to ancillary self-contained accommodation. (provisional objection)</p> <p>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. (provisional no comment)</p> <p>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. (provisional objection)</p>
<p>DM009/22</p>	<p>Previous planning applications: Notification of results are set out in <u>Appendix 1</u></p>
<p>DM010/22</p> <p>21/P/02558</p> <p>21/P/02577</p>	<p>Responses to Guildford Borough Council on any late received planning applications:</p> <p>11 Leewood Way, Effingham, Leatherhead. KT24 5JN Part two storey and part single storey side/rear extension. Canopy over front door. Changes to fenestration and rendered finish.</p> <p>Harken, Orestan Lane, Effingham, Leatherhead. KT24 5SN Proposed part conversion of garage to habitable accommodation, additional window to side elevation.....</p> <p>(both late applications to be considered at the next face to face pc meeting on the 25th Jan 2022)</p>
<p>DM011/22</p> <p>21/P/01589</p> <p>21/P/00428</p> <p>20/P/01174</p>	<p>Other Planning Matters: <u>Amended Applications:</u></p> <p>9 Beech Close, Effingham. KT24 5PQ Part two storey, part single storey rear extension with internal alterations to (provisional no comment)</p> <p>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. (provisional objection)</p> <p><u>Appeal started:</u> 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. (provisional no comment)</p>

GENERAL PLANNING MATTERS

<p>DM012/22</p>	<p>Neighbourhood / Local Plans</p> <p><u>Reports on the Neighbourhood & Local Plans:</u> Cllrs Cornwell, Symes and Roscoe agreed to consider a response to GBC's Local Plan Part 2 – consultation. (deadline 18th Feb 2022)</p>
<p>DM013/22</p> <p>CMS</p> <p>FOI</p>	<p>Berkeley Homes /Howard Of Effingham</p> <p>Updates on the development:</p> <p>The parish council discussed at length the apparent non-compliance by Berkeley Homes regarding the Construction Method Statement (agreed by the planning inspector at appeal) for the 1st phase of development. Vehicles have been sighted using the Lower Road site entrance (opposite The Howard of Effingham School) out of the agreed hours & when the agreed entrance on Effingham Common Road should be used. Large HGV's have also been using The Street to access the site, and one has been seen to knock down a road sign on Church Street. GBC Enforcement have been alerted to the situation and an update by them will hopefully be received soon. Vivien White (Chair of EFFRA) spoke of her concerns regarding the potential risk of harm to pedestrians & students of St. Lawrence & Howard of Effingham schools, from large construction HGV's using the wrong site entrance and out of the agreed hours. It was agreed to collect further evidence before contacting GBC's Compliance Officer (planning), The Howard of Effingham Partnership and local law enforcement officers.</p> <p>Cllr Hogger has discovered GBC's 2015 Financial Viability Study for the development, which was undertaken by GBC's consultant Andrew Golland, and that Berkeley Homes submitted to the public enquiry in 2017. (core document 1.21) Cllr Roscoe agreed to provide text to the clerk, regarding the refusal of the original FOI request by GBC, which is now under Internal Review. The parish council is confused why GBC are refusing to comply with a FOI request given that much of the information requested is already in the public domain. An email will be sent to GBC's Information Governance Officer and Data Protection Officer requesting they review their refusal decision.</p>

WORKING GROUPS

<p>DM014/22</p>	<p>Matters relating to Effingham Village Recreation Trust (EVRT) Trustee Appointments, Conversion to CIO & other Updates.</p> <p>The resignation of Robert Hope (Managing Trustee) from the EVRT Charity was acknowledged. (07/12/2021)</p>
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DM015/22	<p>Finance & General Purposes Working Group: (AP/KC/IS/JS/CT) Reports and recommendations from the Finance & General Purposes Working Group: None.</p>
DM016/22	<p>Parish Council Website Working Group <u>Updates:</u> It was considered desirable to add further details on the parish council website, regarding the working groups councillors belong to. This will be considered for action soon after the Annual Meeting of Effingham Parish Council. (May 2022)</p>
DM017/22	<p>Climate Change Working Group <u>Updates:</u> None.</p>
DM018/22	<p>Transparency Working Group: <u>Updates:</u> None.</p>

TRANSPORT GROUP

DM019/22	<p>Transport Group: Reports and recommendations from the Transport & Highways Working Group.</p> <p><u>Road Tables</u> It was agreed to send a letter of support to the Partnership Committee Officer of the Guildford Joint Committee, regarding the letter recently submitted by local resident Claire Jones. The parish council will continue to pressure Surrey County Council's Highways Department to reschedule the cancelled road table for Effingham Common Road. Cllr Palmer will continue to work with local Highways Officers to find a solution.</p>
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COUNTRYSIDE ACCESS

DM020/22	<p>Countryside Access matters: Reports from Parish Councillors and any correspondence relating to Countryside matters: Cllr Hackett reported that SCC had been proactively responding to problems with local footpaths recently and encouraged those that find problems to report them on the SCC or Fix My Street websites.</p>
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SURREY COUNTY COUNCIL – COUNCILLOR CROSS

DM021/22	Reports & updates from SCC County Councillor Cross: None.
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FINANCIAL MATTERS

DM022/22	Council Payments: Council payments for the month of December 2021 were acknowledged. (see appendix 5)
DM023/22	Bank reconciliation: Cllr Thorne confirmed that the latest bank reconciliations (Nov 21) had been checked and signed off.
DM024/22	Other Financial matters: Reports or correspondence relating to other finance matters: The parish clerk spoke regarding various works required around the parish and a quote recently received. To be considered at a face to face parish council meeting. (25 th Jan)
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: The clerk reported that there hadn't been any new grant requests.
DM027/22	Concurrent Functions Grant Aid (CFGGA) The clerk reported that the 2 notice boards on order, should be received in the next 4 weeks.
DM028/22	Other Community Matters Reports from Parish Councillors and any correspondence relating to other community or environmental matters: None.

COUNCIL ADMINISTRATIVE MATTERS

DM029/22	Updates: None.
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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> It was agreed 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 at the next face to face parish council meeting. (25th Jan)</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> It was agreed to form a village working work to consider village activities for the year ie Commoners Day, Heritage Day, Queens Jubilee etc. This group could be made up with representatives from the parish council, the residents association and local churches. Cllr Moss and Vivien White (EFFRA Chair) agreed to take this forward. The clerk was instructed to contact GBC Parks and Leisure services to see if they are able to commit to supporting a 2022 Commoners Day event.</p> <p><u>Parish Room</u></p> <p><u>Shop Parade</u></p>
DM031/22	<p>Other Parish Matters: Reports from Parish Councillors and any correspondence relating to other parish matters. None.</p>

CORRESPONDENCE

DM032/22	<p>Any Other Correspondence: Cllr Palmer spoke regarding a local resident from Dirtham Lane, who was experiencing problems with HGV's recently starting to use the road and churning up the verges. Cllr Palmer agreed to look into the situation and report back to the parish council.</p>
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NEXT AGENDA

DM033/22	New items of business for the Agenda of the next meeting None.
	Next meetings: Ordinary Meeting – Tuesday 25th January 2022 (8.00pm) Venue – KGV Hall & Playing Fields, The Barnes Wallis Hall, Browns Lane, Effingham. KT24 5ND.
	Next Planning Research Group meeting: Tuesday 18th of January 2022 . (7.30pm).

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

- 21/P/00864 Meadow Plat**, Ranmore Common, Dorking. RH5 6SX
Erection of a replacement garage following the demolition of existing large garage & stables.
REFUSED
- 21/P/01589 9 Beech Close**, Effingham, Leatherhead. KT24 5PQ
Part two storey, part single storey rear extension with internal alterations to existing house, this includes conversion of existing
APPROVED
- 21/P/02281 The Royal British Legion Club**, Lower Road, Effingham. KT24 5JP
Advertisement consent for two fascia signs.
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 apports 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.

Appendix 4 Provisional planning comments DM008/22

<p>21/P/02322</p>	<p>Elaia, Lower Farm Road, Effingham, Leatherhead, KT24 5JJ</p> <p>Erection of a dwelling house following demolition of existing detached house and integral garage.</p> <p>No Comment</p>
<p>21/P/02324</p>	<p>Land adjacent to Tollgate Lodge, Guildford Road, Effingham, KT24 5QL</p> <p>Outline application to consider means of access for the erection of a detached three-bedroom dwelling.</p> <p>Objection</p> <p>Effingham Parish Council (EPC) objects to this planning application for the following reasons.</p> <ol style="list-style-type: none"> 1. The proposed development will be situated in the Green Belt. It will be much larger than the existing extant garage structure. There are no very special circumstances demonstrated by the developer to support the proposals. This is, therefore, inappropriate development in the Green Belt. NPPF (2021) Paragraph 147, and the GBC Local Plan and Effingham Neighbourhood Plan (ENP). The site comprises a small precast concrete garage area and to be anywhere near practical for a three-bedroom house would need to encroach and impact on the adjacent agricultural field. 2. NPPF (2021) Paragraph 138 states that the Green Belt serves 5 purposes including preventing neighbouring built-up areas

	<p>merging into one another. The western part of Tollgate Farm continues to maintain the green gap between East Horsley and Effingham stopping them running into each other along the A246. The proposed development would start the cutting away of this gap and this needs to be prevented.</p> <p>3. The Planning Design and Access Statement makes the point that the site is within the Effingham Neighbourhood (Plan) Area and that the Plan sets a local housing need of 50 new houses between 2016 – 2030.</p> <p>The Effingham Neighbourhood Plan (ENP) does set a housing target of 50 new dwellings, but this target is being met, six times over, with planning permissions, including the planning permission granted to Berkeley Homes by the Secretary of State at appeal to building 295 houses at Lower Road in Effingham. The target in the ENP is being met and does not need a contribution of one additional dwelling in an inappropriate location in the Green Belt. Additionally, Guildford Borough Council has a five-year housing supply.</p> <p>For these reasons EPC objects to this planning application and urges Guildford Borough Council to reject it.</p>
<p>20/P/01174</p>	<p><u>Appeal.</u> Land at the entrance to Effingham Place, Effingham Place, Effingham, Guildford, KT24 5JT</p> <p>Erection of black painted, metal, automated vehicle access gates and separate side pedestrian access gate on Effingham Place, set back a minimum of 15 metres from Lower Road.</p> <p>No Comment</p>
<p>21/P/02451</p>	<p>6 Woodlands Road, Bookham, Leatherhead, KT23 4HF Proposed timber carport.</p> <p>Object</p> <p>Effingham Parish Council (EPC) have concerns that the planning application for a car port at 6 Woodlands Road (21/P/02451) will be totally in front of the building line. It appears that the developer plans to park cars parallel to the road. EPC feels this is unacceptable. EPC understands that previous owners of the property have tried to place a garage on the front boundary with the car entrance facing the house. Work was started but not completed.</p>
<p>21/P/02452</p>	<p>Lye Cottage, Orchard Close, East Horsley, Leatherhead, KT24 5EZ</p> <p>Raising of the roof to provide a first floor with a two storey rear extension, installation of 5 rooflights and alteration to fenestration</p> <p>Request condition to be applied that roof lights should accord with policy ENP-ENV4 Dark Skies where:</p>

<p>21/P/02362</p>	<p>‘Residential development should be designed to minimise light pollution, avoiding the use of unscreened roof-lights or atria.’</p> <p>West Court, Beech Avenue, Effingham, Leatherhead, KT24 5PJ</p> <p>Conversion and extension of detached garage to ancillary self-contained accommodation.</p> <p>Objection The proposed building will be larger than the existing garage. The location is in the Green Belt and no very special circumstances have been demonstrated as to why this development should be permitted in the Green Belt.</p> <p>However, should planning permission be awarded there should be a condition that the ancillary accommodation can only be used as accommodation ancillary to the main house. It cannot be used or sold off for an independent home.</p>
<p>21/P/01589</p>	<p>9 Beech Close, Effingham, Leatherhead, KT24 5PQ</p> <p>Part two storey, part single storey rear extension with internal alterations to existing house, this includes conversion of existing garage into a utility and office. New obscured glass window on the side elevation together with a front extension creating a remodeled porch (amended plans received on 16/09/2021 showing the removal of first floor rear extension and first floor side window, the addition of front and rear dormer windows, front/side/rear roof lights and additional changes) (description amended on 16/09/2021) Further amended plans received on 06/10/21 showing rear roof enlargement/dormer window. First floor side window (obscured glazed), and changes to single storey rear extension roof (description amended on 08/10/21) </p> <p>No Comment Amended 6/9 and 6/10</p> <p>Request condition to be applied that roof lights should accord with policy ENP-ENV4 Dark Skies where: ‘Residential development should be designed to minimise light pollution, avoiding the use of unscreened roof-lights or atria.’</p>
<p>21/P/00428</p>	<p>Howard Of Effingham School, Lower Road, Effingham, Leatherhead, KT24 5JR</p> <p>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.</p>

Effingham Parish Council have considered the amended planning application 21/P/00428, and wish to make the following statement:

The Secretary of State at appeal gave outline permission to planning application 14/P/02109 for a replacement Howard of Effingham School and up to 295 residential dwellings on Effingham Lodge Farm and the existing Howard of Effingham sites at Lower Road and Browns Lane, in March 2018. Of the 295 dwellings 99 were allowed by the Secretary of State on the existing school site.

The present reserved matters application for the existing school site and 99 dwellings provides greater detail about what is proposed. After examination, Effingham Parish Council (EPC) has serious concerns about the scale, layout and setting of the proposed development. Effingham is a rural village. As the Effingham Neighbourhood Plan (ENP) states, Effingham sits within a triangle formed by sites of special scientific interest of Bookham commons, Ranmore Common and Sheepleas. A substantial part of the parish sits within the Surrey Hills AONB. This setting and the open character of the landscape within the village play a critical role in sustaining protected nature sites and contributing to the beauty of the countryside. Effingham has a number of recent housing developments, for instance Barnes Wallis Close, Middle Farm Place and Champion Down. All have the feel of space, a green environment and a rural appearance due to their design and layout matching the village context. It appears that the developer, Berkeley Homes, are proposing a massive overdevelopment of this site. They should consider 99 smaller homes which would allow more green space and a less cramped design, because, as it appears at the moment, the development will be completely out of character with anything else in the village. It is putting an urban style development into a rural environment as the development does appear overly dense.

1. Scale, layout and density of the proposed development (ENP-G5). original proposal projected 99 dwellings over the entire width of the plot with an anticipated density of approximately 26.4 dwellings per hectare (as per the 2018 appeal decision document). EPC however has serious concerns about the scale and layout of the proposed dwellings and their proximity to each other. The design is densely packed and completely out of character with the village. The design and layout is more suited to an urban context with little consideration for its village setting. As per ENP-G5 it will harm the historic open setting of the village and cause material harm to the character and appearance of the Conservation Area. The developer should consider 99 smaller homes which would allow more green space and a less cramped design.

	<p>2. Impact of the scheme on the setting of the KGV. EPC notes the comments, letter 10 December 2021, on the Amended Plans about the southern boundary by Ms Anna Harper. But these comments do not assuage the grave concerns we have about the close proximity of the housing on the southern boundary of the development, which connects to the KGV boundary and the Conservation Area. The proposed design shows housing very close to the boundary here and especially so on the south-eastern end of the southern boundary. EPC can see the developer is putting in additional shielding, but we feel that the proximity of the housing will still allow some of the proposed dwellings to overlook the KGV and Conservation Area in a way that will give an unappealing appearance for those on the public footpaths and the KGV.</p> <p>The amended plans for the southern boundary with the KGV propose inadequate fencing in the Conservation Area. More robust fencing is required to restrict pets, especially dogs and cats, moving easily from the development on to the KGV fields and woods, and to stop possible traveller incursions, which have been and still are a concern in the Lower Road area.</p> <p>A possible suggestion is to retain the existing boundary fence until the development is completed, and then have six feet close boarded fencing, to restrict access by people, cats and dogs to KGV.</p> <p>All boundary fences should be effective and secure between the development and KGV. There should be a contractual requirement on homeowners to ensure suitable ongoing maintenance of their boundary fence.</p> <p>BH should consider that only private back gardens are adjacent to the playing fields.</p> <p>The type of Sussex fencing BH are proposing is an eyesore in Effingham along the A246 heading west, where it has collapsed and not been replaced. EPC would like to see a condition that if this type of fencing is used in public areas it will be replaced by Berkeley Homes when no longer viable. Sussex fencing is unsuitable for keeping dogs being walked off-lead on the KGV from straying into the development, which is another objection to the type of Sussex fencing proposed.</p> <p>3. . Landscaping alongside the footpath along the south of the site. In addition, there are footpaths to the east, west and south of the site. These footpaths are the arterial routes for</p>
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	<p>foot traffic within the village and to other locations and are vital to healthy and sustainable living. There is no mention of shielding across other areas of the site. Shielding is needed to maintain the privacy of the new residents and to prevent conflict with residents and visitors making their lawful passage across the village. The footpath to the east, FP75, will be directly on the border with the site and there needs to be shielding especially from the large building on the site at the northeast corner. There should be appropriate shielding along the whole of the eastern side. The footpath to the west, which is a permitted footpath will also have buildings all along the length of the footpath. This again needs shielding as the buildings, as proposed, are right up to the boundary especially in the northwest and southwest. The footpath to the south of the development, FP 118, needs appropriate shielding from the development. This is a footpath in the Conservation Area and on the KGV and the proposed design shows housing very close to the boundary here. In general, the borders of the development need improved shielding so as not to be out of character and unsightly. Footpaths are a highly valued asset to the village, providing access to leisurely walks through the surrounding countryside. Their role is not just functional and the views and openness should be given greater protection from encroachment by the development. Policy G2 of the ENP asserts the importance of views and vistas in and around the village many of which are enjoyed from the network of footpaths in this area.</p> <p>4. Proposed street scene along Lower Road Lower Road is a key entry point to the village, this area plays a vital role in conserving the essential landscape character and heritage. In particular ENP-G2 point 1 references the GBC Landscape Character Assessment and the requirement to conserve the open countryside in and around the village area and the key strategic views and vistas – particularly from the network of footpaths. It also states the requirement to minimise the effect of new designs on the existing landscape character and in particular in maintaining attractive outlooks from within the built area. EPC is especially concerned that the street scene will be inappropriate to one of the major entry roads into the village.</p> <p>What EPC will be looking for is a street scene that enhances the entrance to the village, is attractive and blends in with other buildings in Lower Road. We would also like to see a pavement from of the development so that there is a pavement the entire southern side of Lower Road. 3 There are also a number of heritage buildings in Lower Road and EPC would like to see housing styles and the layout and position of the housing that are in keeping with the road.</p>
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	<p>EPC is also expecting a safe and attractive entrance route into the site.</p> <p>5. In Guildford Borough's 'Settlement Hierarchy and Profiles (SHIER) Effingham is classified as a large village, UNSUITABLE for substantial growth but capable of accommodating a proportionate extension. This development as currently portrayed is not a 'proportionate development,' as it is substantially bigger than any other development in the village. There should be more green space and open areas with development broken down into smaller discrete settlement areas. As it currently stands it has the feel of an urban estate. Diagram 2 of the Design and Access shows green space on the site, but this is insufficient for a site of 99 dwellings. Looking around the village it will be the largest development site (with the exception of the Lodge Farm site next to the school) and will be and look more overcrowded than anything else in Effingham, due to the lack of green space and cramped design. The under provision of green space within the development will be detrimental to the wellbeing of its residents.</p> <p>6. Parking There have been some small improvements in parking facilities. However the Design and Access Statement gives a figure of 13 visitor parking places for the site. This is 1 visitor place for 7.6 dwellings. EPC feels this is not sufficient for a development of 99 dwellings. With the number of new homes given planning permission in Lower Road and the new 2000 pupil school this development must be self-sufficient for parking. Although the parking provision accords with ENP R1 for parking places for residents EPC considers feel that there is insufficient visitor parking.</p> <p>7. Plots - EPC continue to make to point that for the great majority of plots, that EPC identified as being designed to possibly include an extra bedroom under the subterfuge of including a "study" or "dressing room", Berkeley Homes have not uploaded new documents which include design changes that address these. For those plots identified for which there have been changes, EPC would mention the following:</p> <p>Plots 17/18: these are now GF and 1F only, so have lost 2F. This in turn means they are conventional 3 bedroom houses rather than 3 bedrooms plus a study.</p> <p>Plot 79: garage has been added to the design. This is not mentioned in the covering letter. Floorplans haven't changed.</p>
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	<p>Plots 81/82/83/84: Reduced from 2F to 1F / GF. This gets rid of the previous 1F living room which would have made a fifth bedroom. So all these are still 4 bedrooms.</p> <p>In conclusion Berkeley Homes have not addressed the great majority of EPC's concerns laid out concerning houses with suspicious extra rooms.</p> <p>EPC would mention the following:</p> <p>Possible bedrooms not classified as bedrooms EPC requests GBC to thoroughly check whether the developer is including rooms that could be used as bedrooms meaning the loss of small homes and under provision of parking. Summary 4 In summary it is the assessment of EPC that this design constitutes over development of the site due to overdesign of individual plots, increasing the average footprint of individual plots which is having an adverse impact on green space. In our view, the design needs to be revisited to reduce average footprint of dwellings, comply with the housing mix required in the ENP-H2 and meet the requirement to conserve the landscape, heritage, character and design of the village as explicitly stated in ENP-G2.</p> <p>8. EPC asks GBC to talk to the developer about restricting pets, especially dogs and cats, moving easily from the development on to the KGV fields and woods. The KGV is used by extensively by residents and dogs coming out from the development having free access could be a possible safety issue. We are also aware of the KGV biodiversity initiative encouraging birds and small rodents, and that this initiative could be impacted by pets, especially cats.</p>
<p>21/P/02485</p>	<p>High Barn Bungalow, High Barn Road, Effingham, Leatherhead, KT24 5PS</p> <p>Erection of stable block with integral haybarn and tractor store following demolition of existing stable block, haybarn and storage </p> <p>No Comment</p>
<p>21/P/02408</p>	<p>The Spinney, Heath View, East Horsley, Leatherhead, KT24 5ED</p> <p>Erection of a five bedroom detached dwelling with associated access, driveway and landscaping following the demolition of the existing house.</p> <p>Object</p> <p>The proposals replace a modest bungalow with a five bedroom house. This represents an overdevelopment of the site, including a</p>

	<p>substantial increase in the footprint of the proposed dwelling over the original.</p> <p>As a near neighbour Ian Symes did not participate in the decision to recommend objection.</p>
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Appendix 5 Payments acknowledged DM022/22 (Dec 21)

Standing Orders & Direct Debits Currently In Force (approved May 4th, 2021, 112/21 & 113/21)

<u>DATE</u>	<u>To</u>	<u>Description</u>	<u>£</u>	<u>Authority</u>
		STANDING ORDERS		
01.01.2022	EVRT	Capital replacement (quarterly)	0750.00	4 year agreement commencing 01.04.2019 The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3)
01.01.2022	EVRT	Facilities funding (quarterly)	7750.00	4 year agreement commencing 01.04.2019 The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3)
01.01.2022	EVRT	Management Support Funding	5500.00	The Local Government (Miscellaneous Provisions) Act 1976 section 19 (1) (3) Expires 01.07.2023
29.12.2021	advansys	Website hosting and support (monthly)	0078.00	LGA 1972 s.111
29.12.2021	HMRC	Clerk TAX/NI (Quarterly)	xxxxxx	LGA 1972 s.112
20.12.2021	The Surrey Pension Fund	Clerk / Employer Pension Payments (Monthly)	xxxxxx	LGA 1972 s.112
25.12.2021	Jon Short	Clerk Salary (Monthly)	xxxxxx	LGA 1972 s.112
		DIRECT DEBITS		
29.12.2021	The Phone Co-op	Parish room broadband & phone	0043.80	LGA 1972 s.111
22.12.2021	SES Business Water	PR Water - supply	0001.00	LGA 1972 s.133 <i>Payments to be taken on 22nd of the month</i>
22.12.2021	SES Business Water	Allotment Water - supply	0008.00	Small Holdings & Allotment Act 1908, ss.23, 25 & 42 <i>Payments to be taken 22nd of the month</i>
08.12.2021	Information Commissioners Office	Data protection registration	0035.00	LGA 1972 s.111 <i>Payments to be taken annually on the 8th December</i>

23.12.2021	Bulb	PR Electricity	0025.00	LGA 1972 s.133 Payments 23 rd of month
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Previously agreed payments:

	<u>To</u>	<u>Description</u>	<u>£</u>	<u>Authority / Notes</u>
31.12.2021	Unity Trust Bank	Bank charges	0027.75	
31.12.2021	Unity Trust Bank	Bank charges	0002.40	

Purchases using pre-charged debit-card (Nov/Dec 21):

<u>Date</u>	<u>To</u>	<u>Description</u>	<u>£</u>	<u>Balance</u>	<u>Authority</u>
		Balance brought forward 25.11.2021		0087.06	
29.11.21	Land Registry	Plans	0006.00	0081.06	LGA 1972 s.111
30.11.21	Zoom	Video Conf	0014.39	0066.67	LGA 1972 s.111
30.12.21	Zoom	Video Conf	0014.39	0052.28	LGA 1972 s.111
15.12.21	Microsoft	Office 365	0005.99	0046.29	LGA 1972 s.111
				0046.29	

Monies received:

<u>Date</u>	<u>From</u>	<u>Description</u>	<u>£</u>	<u>Authority</u>
06.12.21	Hawkins	Memorial fee	0100.00	
		Total	0100.00	