

# MINUTES OF THE ORDINARY MEETING OF

## Effingham Parish Council

Tuesday 26th October 2021, 8pm, The Barnes Wallis Hall.

Statement by Cllr Symes (Chair):

*“Those attending will be encouraged to use hand sanitiser and wear a face covering. Both of which are available at the meeting room door  
Please respect other attendees’ personal space by socially distancing.”*

**Present:**

Councillors: **Cornwell, Hackett, Hogger, Muscat, Palmer, Symes** (Chairman), **Thorne.**

**Also in attendance:**

Parish Clerk, SCC Cllr **Cross**,  
Sue Morris (EVRT Managing Trustee) & 2 local residents

### BUSINESS DONE

<b>233/21</b>	<b>Apologies For Absence:</b> Apologies were received from Cllrs <b>Moss, Pindar &amp; Roscoe.</b>
<b>234/21</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.
<b>235/21</b>	<b>Minutes:</b> The minutes of the previous meeting of the 28 <sup>th</sup> of September 2021 were considered, and after a minor amendment approved. These minutes will be signed by Cllr <b>Symes</b> (Chairman) at the earliest opportunity.
<b>236/21</b>	<b>Matters arising:</b> None.

## GOVERNANCE

237/21	<b>Items relating to governance:</b> Cllr <b>Hogger</b> confirmed that she intended to complete the revised Policy documents shortly and upload them onto the pc website.
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## THE FUTURE OF EVRT

238/21	<p><b><u>The Future of EVRT</u></b></p> <p>The meeting of the EVRT Custodian Trustee agreed at the September Parish Council meeting (minute 214/21) was held on 13<sup>th</sup> October and attended by nine parish councillors.</p> <p>The Parish Council considered the following summary report from that meeting:</p> <p>The Custodian Trustee discussed the proposal from the Effingham Village Recreation Trust Managing Trustees to convert the charity to a Charitable Incorporated Organisation (CIO) using the draft Constitution supplied in confidence by the Managing Trustees. The Custodian Trustee noted that the draft Constitution included some amendments made following the meeting of the EVRT Liaison Group on 1<sup>st</sup> September, but felt that some concerns about the draft Constitution had not been adequately addressed. The Custodian Trustee agreed that while supporting the principle of conversion to a CIO, the draft Constitution gave rise to significant concerns about the security of the charity assets (particularly the KGV Fields) into the future, and also about accountability to the residents of Effingham who are the beneficiaries of the charity.</p> <p><b>The Custodian Trustee decided:</b></p> <p>(a) To seek a meeting with the Managing Trustees to discuss these concerns</p> <p>(b) To seek independent legal advice on the terms of the draft CIO Constitution, and to request funding from Effingham Parish Council for that legal advice once a suitable lawyer has been identified</p> <p>(c) To prepare questions as a basis for instructing the lawyer</p> <p>(d) If the application to convert to a CIO using the draft Constitution has already been made, to write to the Charity Commission with a holding letter explaining that the Custodian Trustee had significant concerns about the draft Constitution and were seeking legal advice</p>
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	<p><b>The Parish Council voted unanimous in favour of the following motion:</b></p>
(i)	That the Parish Council notes the concerns raised by the Custodian Trustee and agrees to seek legal advice on the draft Constitution of the proposed EVRT CIO.
(ii)	That a suitable solicitor will be identified and agreed by an email vote of parish councillors.
(iii)	That a maximum of £2000 taken from the Parish Council's Legal & Planning Contingency Fund will be used to fund this legal advice; if additional amounts are needed, this can be agreed by email vote of parish councillors.
(vi)	That the Clerk is authorised to instruct the chosen solicitor initially on the basis of the questions prepared by the Custodian Trustee with a fee of no more than £2000, or more if agreed by parish councillors by email vote.

## MATTERS RAISED

<b>239/21</b>	<p><b>Matters raised by Effingham organisations and residents:</b></p>
(1)	<p>A resident addressed the parish council regarding a planning enforcement issue she had with Guildford Borough Council (GBC). The parish council agreed to contact GBC and ask for further details about the case. (ACTION: Clerk to contact GBC Enforcement)</p>
(2)	<p>A resident addressed the parish council regarding their concern of HGV's unlawfully using local roads. It was agreed that the parish council's Transport Group should call a meeting with Surrey Highways / SCC Cllr Cross asap to consider options. (ACTION: Transport/Traffic Safety WG to call a meeting)</p>
(3)	<p>A resident contacted the parish council about flooding issues at the junction of White Down Lane with Crock North Lane. (ACTION: Clerk to contact SCC Highways department)</p>
(4)	<p>A resident addressed the parish council regarding their concerns relating to proposed expenditure for legal advice regarding the conversion of the Effingham Village Recreation Trust (EVRT) charity to a Charitable Incorporated Organisation (CIO). The parish council explained that they very much appreciated the hard work carried out by the Managing Trustees and understood the reasons for working towards a conversion to a CIO. It was then explained that as the land was entrusted to the parish council by residents over 70 years ago, that the parish council felt duty bound to carry out robust due diligence, by seeking separate legal advice regarding the new draft charity constitution and specifically the protection of this most valuable village asset for future generations.</p>

## PLANNING APPLICATIONS

240/21	<p><b>The reports from the Planning Review Group &amp; BH Planning Research Group were received:</b>  <u>The following application responses were agreed:</u></p>
21/P/01776	<p><b>10 Manor Gardens</b>, Effingham, Leatherhead. KT24 5PF  Erection of a single-storey rear extension and a two storey side extension following the demolition of existing conservatory.  <b>Comment</b> (appendix 3)</p>
21/P/01834	<p><b>Oakwood Cottage</b>, Effingham Common Road. KT24 5JH  Proposed erection of a two storey side extension, single storey rear extension and new porch to front following demolition of existing garage and utility room. (Late received September's agenda)  <b>No comment</b></p>
21/P/01849	<p><b>Tap Farm</b>, Orestan Lane, Effingham. KT24 5SJ  Change of use to allow mixed agricultural and dog walking/training (retrospective) in association with the permitted dog day care use of buildings and sand school.  <b>Objection</b> (appendix 3)</p>
21/P/01852	<p><b>The Royal British Legion Club</b>, Lower Road, Effham. KT24 5JP  Variation of Condition 2 (drawing numbers) of planning application 20/P/02022 approved 13/7/21 to include a Noise Impact Assessment and Climate Change and Energy Sustainable Development Questionnaire.  <b>No comment</b></p>
21/P/01860	<p><b>39 Orchard Gardens</b>, Effingham, Leatherhead. KT24 5NR  Single storey front extension together with replacement timber cladding.  <b>No comment</b></p>
21/P/01919	<p><b>Greenfields Farm</b>, Orestan Lane, Effingham. KT24 5SJ  Change of Use and Conversion of existing part-completed stables to home office.  <b>Objection</b> (appendix 3)</p>
21/W/00104	<p><b>Chestnut Beech</b>, 255 Guildford Road, Effingham. KT24 5NP  Prior notification under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a proposed Change of use from Commercial Business and Service (Use Class E) to Dwelling houses (Use Class C3) comprising 1 flat.  <b>Objection</b> (appendix 3)</p>

<p><b>21/W/00115</b></p> <p><b>21/T/00250</b></p> <p><b>21/T/00262</b></p> <p><b>21/T/00268</b></p> <p><b>21/T/00277</b></p>	<p><b>Little Vineries</b>, Lower Road, Effingham, Leatherhead. KT24 5JP Prior notification under Schedule 2, Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 to add an additional storey. <b>No comment</b></p> <p><b>Rookery Cottage</b>, Church Street. Effingham. KT24 5LZ Beech tree – crown thin by 20% and reduce height by 2m. (ECA) <b>No comment</b></p> <p><b>Land to the front of Walton House</b>, The Street, Eff. KT24 5LD T1 Lawson Cypress, Fell. (Effingham Conservation Area) Application by Effingham Parish Council – work now completed 14.10.2021 <b>No comment</b></p> <p><b>Fairway</b>, Guildford Road, Effingham. KT24 5QB T1 Beech Crown Lift to provide 5 metres clearance from ground level T2 Sycamore in neighbours (Golf club) LHS Reduce back approx. 6 low overhanging branches by approx. 3m Height pre 15m post 15m Crown spread pre 8m post 5m Reason: T3 Cherry RHS of house Crown Reduction - Reducing the height and spread of the tree by up to 2 metres. Crown thin by 15% and crown lift to 6m. Height pre 16m post 14m Crown spread pre 11m post 9m . T4 Cypress hedge RHS rear garden Reduce all to match lowest point at approx. 5m tall T5 Apple Crown Reduction - Reducing the height and spread of the tree by up to 3 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth. Height pre 12m post 9m Crown spread pre 9m post 6m. (Effingham Conservation Area) <b>No comment</b></p> <p><b>The Lodge Cottage</b>, Effingham Place, Effingham, KT24 5JT T1 Mixed species hedge LH boundary remove Sycamore and Ash saplings within and treat stumps to inhibit regrowth, T2 Beech hedge rear boundary reduce height by 3 metres and trim roadside. Cut Ivy back to fence line up to 3 metres high and cut ground cover back to edge of pavement 1 - remove saplings within hedge to ground level. To maintain the boundary hedge 2 - 9x3 to 6x2 to allow light in to rear of property and cut back to clear pavement (Effingham Conservation Area). <b>No comment</b></p>
<p><b>241/21</b></p>	<p><b>Previous planning applications:</b> Notification of results are set out in <b><u>Appendix 1</u></b></p>



## GENERAL PLANNING MATTERS

244/21	<p><b>Neighbourhood / Local Plans</b>          Reports on the Neighbourhood &amp; Local Plans:  <b>None.</b></p>
245/21	<p><b>Berkeley Homes /Howard Of Effingham</b>          Updates on the development:          It was agreed that a FOI request be made to GBC regarding the original planning application 14/P/02109, and the financial viability reports.  <b>ACTION:</b> Parish Clerk</p>

## WORKING GROUPS

246/21	<p><b>Matters relating to Effingham Village Recreation Trust (EVRT)</b>          Trustee Appointments, Conversion to CIO &amp; other Updates.</p> <p>To <b>RECEIVE &amp; APPROVE</b> the KGV Funding Agreement 2019-23 Annual Monitoring Report for 2020-21.  <b>Re-agenda. (Nov)</b></p> <p>Update from the EVRT Liaison Group, regarding the conversion of the EVRT charity to a Charitable Incorporated Organisation:          It was agreed to arrange a further meeting with EVRT Managing Trustees, to discuss the parish council's concerns regarding the draft CIO constitution.  <b>ACTION:</b> Cllr Symes</p>
24721	<p><b>Finance &amp; General Purposes Working Group:</b>  <b>(AP/KC/IS/JS/CT)</b>          Reports and recommendations from the Finance &amp; General Purposes Working Group:</p> <p>It was agreed that the working group should meet soon to discuss and make recommendations on:</p> <ol style="list-style-type: none"> <li>1) Review of annual fees and charges (allotments/burial ground)</li> <li>2) Who should complete risk assessments and timetable?</li> <li>3) Budget for 2022/23</li> </ol>
248/21	<p><b>Parish Council Website Working Group</b>          Updates:  <b>None.</b></p>

249/21	<p><b>Climate Change Working Group</b></p> <p>Updates:</p> <p>Cllr <b>Muscat</b> confirmed that the minutes from the latest meeting will be unloaded shortly onto the parish council website. (link below)</p> <p>He confirmed that the parish council was now working with a University Placement student to measure the parish council’s Carbon Footprint, who will make recommendation on how the parish council might reduce / mitigate its climate impact. He then went on to report on a future survey to be carried out by the Botanical Society on Effingham Common and blue heart successes by local resident Kay Palmer. He also reported that cooperation with other local parish councils was going well, and a coordinated approach to cycle paths was a top priority for the majority of parish councils.</p> <p><a href="https://www.effinghamparishcouncil.gov.uk/climate-change/">https://www.effinghamparishcouncil.gov.uk/climate-change/</a></p>
250/21	<p><b>Transparency Working Group:</b></p> <p>Updates:</p> <p><b>None.</b></p>

#### TRANSPORT GROUP

251/12	<p><b>Transport Group:</b></p> <p>Reports and recommendations from the Transport &amp; Highways Working Group.</p> <p><b>None.</b></p>
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#### COUNTRYSIDE ACCESS

252/21	<p><b>Countryside Access matters:</b></p> <p>Cllr <b>Hackett</b> has recently submitted reports to Surrey County Council regarding Footpaths 119a (near The Vineries) &amp; 114 (near Effingham Cricket Club).</p>
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#### SURREY COUNTY COUNCIL – COUNCILLOR CROSS

253/21	<p><b>Reports &amp; updates from SCC County Councillor Cross:</b></p> <p>Cllr Cross reported on the recent relocation of Surrey County Council (SCC) from Kingston to Woodhatch near Reigate.</p> <p>He also reported on SCC’s “Your Fund” for community projects &amp; provided advice on local road flooding.</p>
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## FINANCIAL MATTERS

<b>254/21</b>	<b>Payments:</b> Council payments for the month of October 2021 were acknowledged. <b>(appendix 4)</b>
<b>255/21</b>	<b>Bank reconciliation:</b> The clerk confirmed that the latest bank reconciliations (September 2021) have been checked and signed by Cllr <b>Thorne</b> .
<b>256/21</b>	<b>Other Financial matters:</b> Reports or correspondence relating to other finance matters: <b>None.</b>
<b>257/21</b>	<b>2022/23 Budget:</b> The clerk's first draft budget for the next financial year was discussed. Councillors requested further detail on workings and suggested the 2 <sup>nd</sup> draft should take account of suggestions of budgetary adjustments regarding The Community Fund EMR, The Legal Contingency EMR and boundary changes from 1 <sup>st</sup> April 2023. It was suggested that the budget shouldn't increase by more than 2%.

## COMMUNITY AND ENVIRONMENT

<b>258/21</b>	<b>Community Fund:</b> A grant application received from local residents, for a bulb planting project near to Orchard Gardens was approved. (bulbs only / £35)
<b>259/21</b>	<b>Concurrent Functions Grant Aid (CFGGA)</b> No updates.
<b>260/21</b>	<b>Other Community Matters</b> Reports from Parish Councillors and any correspondence relating to other community or environmental matters: <b>None.</b>

## COUNCIL ADMINISTRATIVE MATTERS

<b>261/21</b>	<b>Updates:</b> None.
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## REPORTS

262/21	<p><b>Reports received:</b></p> <p><b><u>Police and community issues</u></b> - Appendix 2 August 2021</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>          For information – The area put aside for new notice-boards has now been cleared &amp; it is planned to have the new Christmas Lights operational from the 15<sup>th</sup> of November to the 6<sup>th</sup> of January 2022.</p>
263/21	<p><b>Other Parish Matters:</b>          Reports from Parish Councillors and any correspondence relating to other parish matters:  <b>None.</b></p>

## CORRESPONDENCE

264/21	<p><b>Any Other Correspondence:</b>          Correspondence has been received from a local resident regarding HGV's using The Street. (see 239/21)</p>
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## NEXT AGENDA

265/21	<p><b>New items of business for the Agenda of the next meeting:</b>          None.</p>
	<p><b>Next meetings:</b>          Ordinary Meeting - Tuesday 30th November 2021 (8.00pm)          Venue – KGV Hall &amp; Playing Fields, The Barnes Wallis Hall, Browns Lane, Effingham. KT24 5ND.</p>
	<p>Next Planning Review Group meeting:          Tuesday 23rd of November 2021. (7.30pm).</p>

- 21/P/00308** **Aldington**, Lower Farm Road, Effingham. KT24 5JJ  
Rear single-storey extension following the demolition of both the living room bay and first floor balcony.  
**Refused**
- 21/P/00737** **Orchard Walls**, Beech Avenue, Effingham. 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 21 July 2021 – changing housing mix to provide smaller homes)  
**Approved**
- 21/P/00968** **Willow Barn**, Effingham Common, Effingham. KT24 5JD  
Certificate of Lawfulness for a proposed development to establish whether a single storey front/side/rear extension including porch would be lawful.  
**Approved**
- 21/P/01122** **Oakwood**, Orestan Lane, Effingham, Leatherhead. KT24 5SL  
Proposed two storey front extension, first floor front and 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.  
**Refused**
- 21/P/01045** **Elaia**, Lower Farm Road, Effingham, Leatherhead. KT24 5JJ  
Erection of a dwelling house following demolition of existing detached house and integral garage.  
**Refused**
- 21/P/01122** **Oakwood**, Orestan Lane, Effingham, Leatherhead. KT24 5SL  
Proposed two storey front extension, first floor front and 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.  
**Refused**
- 21/P/01561** **The Croft**, Heathway, East Horsley, Leatherhead. KT24 5ET  
Garden Home Office/Study, situated within the rear garden.  
**Approved**
- 21/P/01834** **Oakwood**, Orestan Lane, Effingham, Leatherhead. KT24 5SL  
Proposed erection of a two storey side extension, single storey rear extension and new porch to front following demolition of existing garage and utility room.  
**Approved**

**21/T/00262** Land to front of Walton House, The Street, Effingham. KT24 5LD  
T1 Lawson Cypress – Fell (ECA)  
**Approved**

**21/T/00268** Fairway, Guildford Road, Effingham, Leatherhead. KT24 5QB  
T1 Beech crown lift to provide 5m clearance from ground clearance .  
**Approved**

## **APPENDIX 2**

**August 2021**

**Crime Figures**

**(x7)**

**262/21**

Browns Lane	Public order
Browns Lane	Violence and sexual offences
Calvert Road	Violence and sexual offences
Crocknorth Road	Anti-social behaviour (x2)
Norwood Close	Public order (x2)

## **APPENDIX 3**

**Planning**

**240/21**

**21/P/01776** 10 Manor Gardens, Effingham, Leatherhead. KT24 5PF  
Erection of a single storey rear extension and a two storey side extension following the demolition of existing conservatory.

**Comment:** Effingham Parish Council requests that GBC planning checks that the proposal is within the planning limits for extending a property.

**21/P/01919** Greenlands Farm, Orestan Lane, Effingham. KT24 5SJ  
Change of Use and Conversion of existing part-completed stables to home office.

**Objection:** This proposed change of use is for a property that is situated in the Green Belt. The developer has shown no special circumstances as to why this change of use should be allowed.  
The development history for Greenfields Farm shows that this building was given planning permission in 2018 for the construction of stables. The developer is now seeking a change of use for office facilities. If GBC are minded allowing this change of use EPC would like a condition added to any planning permission to the effect that this building cannot in future be converted into habitable accommodation.

**21/W/00140 Chestnut Beech**, 255 Guildford Road, Effingham. KT24 5NP  
Prior notification under Schedule 2, Part 3, Class MA of the Town, and Country Planning (General Permitted Development) Order 2015 (As amended) for a proposed Change of use from Commercial Business and Service (Use Class E) to Dwelling houses (Use Class C3) comprising 1 flat.

**Objection:** Effingham Parish Council are concerned that the proposal will result in the loss of a business or community asset. (Effingham Neighbourhood Plan ENP-G5)

**21/P/01598 Land opposite White Lodge**, Critten Lane, Dorking. RH5 6SN  
Relocation and enlargement of equestrian arena.

**Objection:** The proposal is a substantial enlargement of 2.7 times the existing sand school, so likely to be very noticeable as it will be on top of a big rise. Because of its location it will effectively spread the stable 'campus' across the whole field. The sand school and the access track to it (not mentioned in the application but shown on the plan) will be scars on what is a very pleasant green field at present, so as such it constitutes a form of inappropriate development in the Green Belt, which is harmful in planning terms and causes material harm to the openness of the Green Belt. No very special circumstances have been demonstrated to justify the proposal other than occasionally crossing a not very busy lane. As such, the proposal is contrary to policy RE2 of the Guildford Borough Local Plan 2003 and Section 9 of the National Planning Policy Framework. The areas of sand school by virtue of its size, materials and appearance, would be a visually intrusive development that fails to harmonise or integrate into the surrounding rural landscape. It is also likely to upset the wildlife in the vicinity. The proposal would therefore detract from the rural character of the area contrary to policy G5 of the Guildford Borough Local Plan 2003 and ENP ENV1 and 2 of Effingham Neighbourhood Plan.

**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 garage into a utility and office. New obscured glass window on the side elevation together with a front extension creating a remodelled 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 rooflights 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)

**Informative request:**

Although the description of the application seems complex it is mostly internal work. It seems that they have consulted neighbours who have suggested modifications which have been taken up, so there is no local concern.

EPCs only concern (informative request) would be the two skylights over the kitchen which we may comment to GBC that they should be screened in accordance with ENP-ENV4.

**21/P/01849 Tap Farm, Orestan Lane, Effingham, Leatherhead, KT24 5SJ**  
Change of Use to allow mixed agricultural and dog walking/training (retrospective) in association with the permitted dog day care use of buildings and sand school.

**Objection:**Background:

Tap Farm had permission to run a Dog Day Care operation from late 2017. The Dog Day care operation was only permitted to operate under tight restrictions. This is from 17\_P\_01656-DECISION\_NOTICE-1106908.pdf attached to 17/P/01656 and approved 27 Nov 2017:

1. The use hereby permitted shall not operate other than between the hours of 09:00 and 18:00 Mondays to Saturdays
2. The site shall not be used for the boarding of animals at any time.

These conditions were imposed such that neighbouring properties would not be affected by dog barking or out of hours' business traffic.

EPC's objection to this application covers these 5 main areas:

a) This operation has now considerably expanded to include dog training on the western side of Tap Farm, and to support this activity considerable damage has been done to this greenbelt land that was previously used for equestrian paddocks. Residents in the vicinity have told EPC that the dogs previously boarded during the day in the stables were much less in number than those being trained, and either were not exercised at all in the paddock area or made much less noise than is readily apparent now. That the dogs' barking is affecting the neighbours is one indication that the original condition imposed by 17/P/01656 is being ignored and broken. Residents have also noted an increased level of vehicles arriving at the farm to leave dogs for training during the day.

b) Physical changes to greenbelt land:

We refer to the photos contained in the Objection Correspondence from the Effingham Residents Association, published 19 Oct 2021 on 21/P/01849. These photos show the changes that have occurred in the 2020/2021 timeframe. For this application we are just focusing on the land on the western side of Tap Farm (though

other changes in this timeframe elsewhere on the site may be noted). Other social media photos from the applicant's public social media account show the western field under development in late August and September 2020.

1. A hard track has been added to run north from an existing track, terminating in a large parking area with new hard standing. This is new car parking which contradicts Point 9 of the applicant's Application Form (published 23-09-2021 on GBC Planning Portal for 21/P/01849) that no new parking is required.
2. A mobile home has been placed in situ at the northern end of the hard track. The mobile home appears to have decking or a patio laid around it, indicating a degree of permanence.
3. Fencing has been erected in several places that appear to create a series of enclosures.
4. Other structures such as a tepee have been added.
5. New groundworks: a square pool for dog swimming has been dug in the middle of the field, and assorted mounds and obstacles for dog agility exercises have been constructed.

EPC objects to these physical changes as inappropriate development in the greenbelt for which no very special circumstances have been shown. EPC further points out:

- c) No evidence has been provided to indicate that the necessary biodiversity studies have been carried out. No evidence has been supplied to indicate any engagement with the proper planning and county authorities before construction was undertaken.
- d) The site can be viewed from footpaths in Great Ridings Wood. The works have had a widespread impact on the openness of this Green Belt land and on the views from this side of Great Ridings Wood.
- e) The works are likely to have had a detrimental impact on the environment especially the wildlife and natural habitat. There are several watercourses within the site, all running south to north, 1 each side of the stable yard and barn area and one to the west of the 'dog training area' along its boundary with Great Ridings Wood. This must be known to the applicant since tree trunks have been laid across it from north of the dog training area to permit access from the paddock straight into Great Ridings Wood. This is of great concern in case of dogs being able to escape off site and into the woods. Great Ridings Wood is owned by the Woodland Trust whose summary of the importance of the wood is:  
"Situated between East Horsley and Effingham Great Ridings Wood is dominated by maturing oak forest with a strong component of hornbeam and is known to be one of the last refuges for the hawfinch in Surrey." All this contradicts Point 12 of the Application form to which the applicant has answered No to whether biodiversity may be affected by the construction.

Conclusion:

The dog training business already demonstrates significant, unpermitted development in an area of great sensitivity and therefore EPC strongly OBJECTS to application 21/P/01849. EPC urges GBC to reject this planning application and to ensure that this land is returned to its previous open state.

**APPENDIX 4****Payments****254/21****To acknowledge payments:**

Standing Orders &amp; Direct Debits Currently In Force

(approved May 4th, 2021, 112/21 &amp; 113/21)

<b><u>DATE</u></b>	<b><u>To</u></b>	<b><u>Description</u></b>	<b><u>£</u></b>	<b><u>Authority</u></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
25.10.2021	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
20.10.2021	The Surrey Pension Fund	Clerk / Employer Pension Payments (Monthly)	xxxxxx	LGA 1972 s.112
25.10.2021	Jon Short	Clerk Salary (Monthly)	xxxxxx	LGA 1972 s.112
		<b>DIRECT DEBITS</b>		
28.10.2021	The Phone Co-op	Parish room broadband & phone	00xx.xx	LGA 1972 s.111
23.10.2021	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>
23.10.2021	SES Business Water	Allotment Water - supply	0008.00	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>
23.10.2021	Bulb	PR Electricity	0025.00	LGA 1972 s.133 <i>Payments 23<sup>rd</sup> of month</i>



### Previously agreed payments:

	<u>To</u>	<u>Description</u>	<u>£</u>	<u>Authority / Notes</u>
01.10.2021	BTS	PR Photocopier	0048.60	LGA 1972 s.111
01.10.2021	Surrey Community Action	Payroll fees	0018.00	LGA 1972 s.111
01.10.2021	Mulberry & Co	Training Course – Cllr Moss	0084.00	LGA 1972 s.111
06.10.2021	Mr J.A.Dobbe	Burial ground maintenance	0215.00	Open Spaces Act 1906 ss9 & 10
18.10.2021	EPC	Transfer to pre-charge debit card	0231.75	N/A
19.10.2021	Tim Hobbs Landscaping	Tree removal & bed tidy – shop parade	0216.00	Highways Act 1980 s.96

### 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 22.09.2021		<b>0139.58</b>	
29.09.2021	Amazon	Archive boxes	0040.73	0098.85	LGA 1972 s.111
30.09.2021	Zoom	Video conferencing	0014.39	0084.46	LGA 1972 s.111
06.10.2021	Amazon	Envelopes – Allotment plot renewals	0004.92	0079.54	LGA 1972 s.111
14.10.2021	Post Office	Postage stamps	0019.80	0059.74	LGA 1972 s.111
15.10.2021	Microsoft	Office 365	0005.99	0053.75	LGA 1972 s.111
18.10.2021	Royal British Legion	Wreaths	0035.50	0018.25	Charities Act 2011 s.297 & LGA 1972 s.139
		Transfer from pc current account	0231.75	0250.00	N/A
19.10.2021	Amazon	Envelopes Chairman's letter	0021.85	0228.15	LGA 1972 s.111
		<b>Balance at 22.10.2021</b>		<b>0228.15</b>	

### Monies received:

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