



**EFFINGHAM RESIDENTS ASSOCIATION
MINUTES OF AGM and PUBLIC MEETING
at St. Lawrence Church Hall on 24th April 2017**

31 residents present

1.0 Annual General Meeting

1.1 Minutes of 2016 AGM: approved. Proposer: C.Bell Seconder: R.Donovan

1.2 Matters arising: none, but Vivien White explained why EFFRA does not have a subscription and also commented on the current financial situation of EFFRA.

1.3 Chairman's report: no questions arose.

1.4 Treasurer's report: The annual accounts 2016/17 were provided. There were no questions and the accounts were adopted. Proposer: H.Manton Seconder: I.Symes
The meeting expressed thanks to the Examiner, R. Donovan.

1.5 Election of Hon. Sec.: D.King was willing to continue in post and there were no other nominations. Proposer: H.Manton Seconder: Myra Usher

1.6 Election of Hon. Treasurer: Juliet Newton-Smith was willing to continue in post and there were no other nominations. Proposer: C.Bell Seconder: H. Clarke

1.7 Election of Committee: All current members were willing to continue in post, including co-opted ones, and the meeting approved en bloc unanimously.

Proposer: Sharon Dick Seconder: I. Symes

1.8 Election of Road Wardens: All Wardens were willing to continue and were elected en bloc. Proposer: J. Brennan Seconder: H. Clarke

1.9 Election of Examiner: R.Donovan was willing to continue and was elected unanimously. Proposer: C.Dick Seconder: H.Manton

1.10 Any Other Business: none.

The AGM was declared closed.

2.0 Public Meeting

2.1.1 Berkeley Homes/Howard Trust Appeal

After an introduction by Vivien White, Cliff Hackett, Parish councillor, gave a short presentation on the project:

- GBC refused the application on 11 separate planning grounds
- EPC is basing its objections on 4 grounds (see below) and has appointed a barrister to represent EPC at the Appeal hearings
- A statement of case was originally lodged in Sept. 2016 and proofs of evidence have now been submitted
- The 4 grounds on which EPC are contesting are:
 - Lack of need demand for more school places(Paula Moss)
 - School buildings do not need replacing (K. Cornwell, ex. Governor)
 - Planning issues (Liz Hogger)
 - Traffic issues (C.Hackett)

- There will also be experts on ecology and on conservation issues
- 200 pages of evidence have been submitted
- It is understood that GBC has settled areas of agreement with Berkeley on traffic issues
- Various policies in the evolving Neighbourhood Plan (NP) are considered to be helpful to EPC's case (namely G1, G5, H1, H2, E1, E2, SA-3)
- The final decision will be made by the Secretary of state based on the Inspector's recommendation. It is possible no decision will be forthcoming until end 2017, by which time the NP will carry more weight.

D.King spoke of the importance of having residents present at the Appeal and explained planned arrangements, particularly for the first day, Tues. 16th May.

2.1.2 Neighbourhood Plan (NP)

Vivien white, who was one of 3 EFFRA representatives on ENPAG (Effingham Neighbourhood Plan Action Group) gave a briefing as follows:

- EFFRA strongly supports the draft NP except on the issue of housing in respect of conservation Area and Green Belt
- In EFFRA's view, 3 of the sites may not meet NPPF policy on Green Belt. EFFRA has written a letter under Reg. 16 on this issue expressing this view and saying that the Examiner should decide. The Examiner is able to raise queries and to suggest amendments where he considers appropriate
- Once cleared by the Examiner, a referendum of residents is held. It is possible that the Examiner may rule that the NP should be held in abeyance pending finalisation of the GBC Local Plan (LP), or suggest that sites that cannot be built under NPPF should be deleted, which is what happened at East Horsley.

2.1.3 Wisley Airfield Appeal

I. Symes, Parish Councillor, gave a briefing. EFFRA representative on the Working Group is I. Smith, who could not be present, at the AGM.

- The project is for 2068 homes on Wisley Airfield; this is twice the number in Effingham
- GBC rejected the application giving 14 reasons but have nevertheless included it for 1700 homes (approx. the size of East Horsley) in the draft LP
- The project includes infrastructure such as a primary and a secondary school, neither of which would be started until years 7 and 8 of the build respectively. Also a medical centre is planned but there is some doubt whether this would include GP's
- A shuttle bus service to Effingham and East Horsley stations is envisaged plus a cycle route down Old Lane
- The site is very close to Wisley/Ockham common SPA
- Housing density envisaged is equal to inner London, including 5-storey blocks

EPC/EFFRA are planning to object on Effingham specific issues, including:

- Effingham station would see an extra approx. 700 journeys/day; most will come by car and parking is already full
- Road safety ,not only at Old Lane/Effingham Common Road/ Cobham Road junction by the station, but also in the village itself
- School places, given the late start on building of new schools. Where will pupils, from 750 homes, go in the early years?
- Any proposal to put a car park on Effingham Common to overcome SANG protection. The project itself includes a SANG close to the SPA
- EPC/EFFRA plan to issue a joint survey/questionnaire to Effingham residents to obtain views, which will be delivered by EFFRA Road Wardens
- The joint committee are planning to be a witness, not a Rule 6 participant (which would require the engagement of a barrister)

- It is estimated that the development would increase passenger usage of Effingham station by 60% from the current 300,000; the average for all stations is 500,000
- The joint committee will be seeking volunteers to help with traffic counts to analyse current congestion problems

In response to a question, it was clarified that SPA's are a designation under International Agreement, whereas SSSI's are a national one. It was also noted that:

- Wisley is not within the current Howard of Effingham catchment area
- Developers have to pay towards local infrastructure and community enhancement projects under something called Section 106

2.1.4 Any other planning matters

It is believed that Berkeley homes and Highways England may have reached a traffic agreement. No information was available at the meeting, but it may be on the website.

2.2 Any Other Business

2.2.1 Two Firs, Calvert Road: A resident expressed concern at the size of vehicles coming to and fro from this site along Orestan Lane (the designated route). It was stated that the Planning Inspector is in favour of Two Firs. Question was also raised re. the storage containers on site, their affect on lorry manoeuvres on the site and encroachment into adjacent woodland. This is a GBC enforcement matter.

The business having finished at 21.15 hrs., those present socialised over a glass of wine.

David J. King (Hon. Sec.)

iss. 02, 13-5-17