



**EFFINGHAM RESIDENTS ASSOCIATION
MINUTES OF AGM and PUBLIC MEETING
at St. Lawrence Church Hall on 30th April 2018**

35 residents present. Apologies for absence received from Julie Iles, Surrey County Councillor, who had been unavoidably delayed, but attended the latter part of the meeting.

1.0 ANNUAL GENERAL MEETING

1.1 Minutes of 2017 AGM: approved. Proposer: L. Driscoll, Seconder: J. Brennan

1.2 Matters arising: none.

1.3 Chairman's report: the report had been previously distributed to residents in the April Newsletter. V. White, Chairman, expressed particular thanks to H. Clarke for his work in maintaining the website and to local advertisers for supporting EFFRA with their advertisements. She also reported that the Tradesmen's register on the website is very popular and the registration fees from it together with the advertising revenue have improved EFFRA's financial position so that it is still unnecessary to charge subscriptions. It is intended to keep the Tradesmen's Registration fees low as the Register is primarily a service to residents.

1.4 Treasurer's report: J N-S presented the annual accounts 2017/18 . There were no questions and the accounts were adopted. Proposer: I. Smith, Seconder: H. Manton

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

1.6 Election of Hon. Treasurer: Juliet Newton-Smith was willing to continue in post and there were no other nominations. Proposer: J. Wettenall, Seconder: S. Dick

1.7 Election of Committee: Sarah Peskett has resigned as she has now moved to Sussex. All the other current members were willing to continue in post and the meeting approved en bloc unanimously. Proposer: I. Symes, Seconder: S. Dick

1.8 Election of Road Wardens: There are currently four vacancies, namely:

- Effingham Common, Middle Farm Place, Guildford Road (traffic lights to Salmons Rd.)
Heathway et al

All Wardens were willing to continue and were elected en bloc. Proposer: H. Clarke, Seconder: C. Dick

1.9 Election of Examiner: R.Donovan was willing to continue and was elected unanimously. Proposer: A. Putland, Seconder: J. King

1.10 Any Other Business: none.

The AGM was declared closed.

2.0 PUBLIC MEETING

2.1. Berkeley Homes/Howard Trust Appeal

V. White gave a presentation giving an overview of the project and its phasing, together with some of the findings and reasoning of the Inspector, many of which seemed somewhat unusual. In short, the plan is for a new school and 159 homes on Effingham Lodge Farm, 99 on the existing school site and 37 on Brown's field.

The floor was then thrown open for questions which Philip Davies, ex. Linden Homes CEO, answered so far as possible using his experience as a developer. Liz Hogger, Borough Councillor also commented on the questions on infrastructure.

Question 1: What are the odds of Berkeley Homes (BH) trying to reduce the Section 106 terms and will they want to work with EPC?

Answer: BH will want to work with EPC. The school have targeted completion of the new school for summer 2020, so that it is ready for Autumn term 2020. BH has a reputation for timely progress.

Q2: Who will be responsible for the infra-structure?

A: Liz Hogger said that BH have committed to certain improvements under section 106, eg SANG, highways, pedestrian and cycling improvements. They also propose a chicane in the Street. £2.6 million has been committed for KGV and must be handed over before occupation of any houses.

Philip Davis added that the KGV design needs to be re-visited urgently as he did not think it was good value for the £2.6 million.

Q3: What about emergency services?

A: Practical issues are important, including haul routes to site. Also existing school could have car parking provided on the Effingham Lodge Farm (ELF) site to ameliorate parking congestion in Lower Road.

Q4: Do BH have to stick to plans as currently set out? Can they squeeze in more houses?

A: A local group is needed to work with BH before BH application is submitted. The current outline schemes are sure to alter but they will have to stick to the same areas; detail design may change.

Q5: Parking at Effingham station will be affected and also Wisley if it is approved. Who's responsibility is it to extend the car park?

A: Nobody's but it will be in British Rail's interest to provide sufficient spaces.

Q6: Parking in Lower Road is one issue, but what about other issues such as ensuring that BH stick to the design of the scheme?

A: BH quality is generally very good and BH will want to do a good job. They will have to deal with drainage problems and will know how so to do. Their office for this development is in Leatherhead.

Q7: Can BH be held responsible if houses in Water Lane are affected by the building on ELF?

A: Provided that BH work to the water authority's instructions, responsibility is the water authority's.

Q8: Should resident take precautions, such as taking photos?

A: Yes, it would be a good idea and to submit to BH; the responsible officer is David Gilchrist at Leatherhead offices.

Q9: Thames Water have shown incompetence with regard to sewage from the new care home (Gracewell) which has been directed down Water Lane and has been subject to bad leakage flowing down the road. Little Bookham Street also suffers. Will drainage plans be shown on GBC website?

A: Not normally (Liz Hogger reported that she will be talking to the GBC planners on 3rd May). There needs also to be liaison between GBC and Mole Valley.

Q10: What are the plans for Effingham common road/ Forest Road junction by the station?

A: the proposal is for a mini-roundabout under 106 financing.

Q11: How will disruption caused by haul traffic be minimised?

A: BH must be careful on routing of construction traffic and abide with planning instructions. It was stated that Effingham Common Rd. is limited to 7.5 tons. Also under the approval, the site has limited delivery hours imposed.

Q12: There was a working party which met BH and the school originally. Should another liaison group be established with BH?

A: Yes, it would be a good idea. It will be best to route comments through a central point; ie establish a line of communication. BH has a meeting with GBC planners on 1-5-18.

Q13: Will the development have street lighting and if so how would that fit with Effingham policy of dark skies?

A: This is an issue to be followed up.

Q14: What is the planning permission timetable?

A: It is believed that BH and GBC will want to progress without delay. Phasing of the plans has to be agreed with GBC as a first step. There is only outline permission on ELF and the existing school site.

Q15: Will the sports field be floodlit?

A: Not in the outline proposal and no permission given at present.

Q16: What happens if GBC were to turn down the application?

A: This is very unlikely to happen. BH will be careful not to be awkward.

Q17: What is BH's record on provision of affordable housing?

A: BH has to provide it; they have signed an agreement.

At the end of the questions a new resident expressed thanks for the strength of the community.

2.2 Any other planning matters

2.2.1 Lorries down Orestan Lane

Jeremy Palmer reported that heavy lorries are continuing to ignore the movement restrictions of Orestan Lane. For example, two went down the road at 07.00hrs. on a Saturday morning. It was suggested that he write to EPC and GBC and if possible keep a log of such illegal movements. JP stated that he is already so doing.

2.2.2 Young St. closure

Young street is due to be closed for about 5 weeks during July/August period of school holidays. Barbara Johnson expressed concern that the route over Ranmore and Beech Avenue could become a rat-run alternative route.

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

David J. King (Hon. Sec.)

iss. 02,10-5-18