

To: All Members of the Council

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Date: 2 December 2011

Dear Councillor

COUNCIL MEETING – 13 DECEMBER 2011

A MEETING of the WAVERLEY BOROUGH COUNCIL will be held in the COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS, GODALMING on **TUESDAY, 13 DECEMBER 2011** at **7.00 p.m.** and you are hereby summoned to attend this meeting.

The Agenda for the Meeting is set out below.

Prior to the commencement of the Meeting, prayers will be led by the Reverend Canon Paul Jenkins, Priest-in-charge of St Peter's, Hascombe and St Mary and All Saints Church, Dunsfold.

***[In the event that adverse weather conditions prevent this meeting from proceeding, the meeting will be held instead at 2.00pm on Friday 16 December 2011]***

Yours sincerely

Chief Executive

**This meeting will be webcast from the conclusion of Informal Question Time and can be viewed by visiting [www.waverley.gov.uk](http://www.waverley.gov.uk)**

### **AGENDA**

1. **INFORMAL QUESTION TIME**

The Mayor to receive any informal questions from members of the public (for a maximum of 15 minutes), before the start of the formal meeting.

2. MINUTES

To confirm the Minutes of the Council Meeting held on 11 October 2011 (herewith).

3. APOLOGIES FOR ABSENCE

The Mayor to report apologies for absence.

4. DISCLOSURE OF INTERESTS

To receive from Members declarations of personal and prejudicial interests in relation to any items included on the agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.

5. MAYOR'S ANNOUNCEMENTS

6. LOYAL ADDRESS OF CONGRATULATION TO HER MAJESTY THE QUEEN

The Leader has proposed that the Council should agree the following resolution and forward it to Buckingham Palace:-

May it please your Majesty,

We, the Mayor, Freemen and Citizens of the Borough of Waverley (at a Council meeting on 13 December 2011) wish to offer your Majesty our most loyal and hearty congratulations upon the completion of the Sixtieth year of your reign and to express our sincere gratitude and pleasure that your Majesty has for so long occupied the throne of our Country with distinction and selfless service.

We are deeply grateful for the wisdom and example of service that the people of Waverley in common with all your Majesty's loyal subjects have enjoyed under your rule, and of the inestimable value of the influence of your Majesty's dedication to your vocation and calm guidance to the nation in a period of our history of rapid and unprecedented change. You have been a stabilising influence and personified all the best qualities of the people of this country.

We earnestly pray that your Majesty will enjoy good health and continue long to reign over the nation.

7. QUESTIONS FROM MEMBERS OF THE PUBLIC

To answer the following questions in accordance with Procedure Rule 10:-

Mr Richard Sandars of Farnham:-

“Appendix F of the Agenda for the Executive on 29 November set out the proposed Timeline for achieving compulsory purchase of land required to enable the East Street development to go ahead.

This indicated that statutory advertisement of the authority’s intentions under Sections 122 and 123 of the Local Government act 1972 would take place during the period 23 December and 20 January. As this period covers the Christmas and New Year holidays, when many people may be away, will the Council please confirm that:

1. advertisements published, as required under Section 122 of the Act, on two consecutive weeks will appear in newspapers at the end of the stated period and after the two Bank Holidays - i.e on 6<sup>th</sup>. and 13<sup>th</sup>. or 13<sup>th</sup>. and 20<sup>th</sup>. January so that full, meaningful public consultation may be undertaken,
2. the newspapers in which notices shall be published and described under Section 122 of the Act as “circulating in the area in which the land is situated” will include the Farnham Herald, the local newspaper most widely read by Farnham people and.
3. among those informed in writing of the public notices will be residents of all Council owned properties, including Wey Bank, Riverside and Falkner Court.”

Mrs Celia Sandars of Farnham:-

“Paragraph 8 of Appendix F to the agenda for the meeting of Waverley’s Executive Committee on 29 November referred to the latest viability statement prepared by CNS, which apparently demonstrates that ‘after a period of economic recession’ there has been an improvement in trading conditions in both residential and commercial markets.

This view appears to be contradicted by an article published on 28 November in ‘Planning’ Magazine, which states that property company Colliers International says that many proposals in medium-sized towns will be abandoned as developers recognise they are no longer feasible.

So, please would the Chairman tell us:

firstly when CNS’s latest viability statement was prepared, as recent forecasts by the OECD and other economic forecasters indicate strong reasons for not taking CNS’s predictions at face value,

secondly, whether Waverley Borough Council has commissioned any review of the developer’s viability statement from appropriately qualified independent financial analysts,

thirdly, whether that viability depends on firm contracts and commitments to the East Street development from the retailers listed by Cllr Taylor-Smith in his reply to questions at that Executive meeting, and,

finally, whether amongst those retail commitments, it is just an M&S Food store coming to Farnham, as opposed to the sort of full range M&S outlet we can shop at in Camberley, Guildford and Aldershot?”

Mr Macleod on behalf of the Farnham Society:-

“I quote from Farnham Town Council’s recently published document ‘Developing our Community - From Design Statement to Neighbourhood Plan’, under the heading ‘Town Centre Planning’ and sub-heading ‘East Street Development’:

“It was not the intention of the Town Council, when it was agreed that it would produce this document, to comment on the East Street Development Plan.

However, the future of the East Street area has been brought up by stakeholders in every workshop or meeting and it was felt that these opinions should be represented in some way.

- It was widely agreed that there should be a thorough appraisal of land in Farnham town centre, to decide where housing, commercial development and retail provision should be focused, before East Street, the Woolmead, Guildford Road and the Police Station are redeveloped. The general agreement is that the East Street scheme should be rethought.
- Residents are worried that the existing contract with CNS, based on facts available in 2003, is out of date. Once again, residents and developers question whether Farnham needs the level and type of development, which has been agreed, when the Westgate Centre in Aldershot, just across the border, is currently under construction.
- Local developers and planning agents tell us that the large number of small flats proposed will not sell. There is no market for flats in Farnham. Townhouses would be more appropriate on that site.
- Developers and residents alike understand the need to protect and enhance the special character of the town, which makes it so appealing to many young families. There remains a need for good quality smaller houses both for older people and first-time buyers. The East Street scheme will not deliver the type of housing required in the town centre.”

Arising from the above quotation from the Farnham Town Council document the question from the Farnham Society is:

**When is Waverley Borough Council going to acknowledge and respond to the overwhelming public opposition to the current East Street Scheme, as evidenced by the unprecedented level of public objections to the scheme and the Farnham Town Council document? What is the Council's answer to the Town Council's view that the *“general agreement is that the East Street***

***scheme should be rethought "and the other points that they make above?***

**It is almost impossible to find anyone in Farnham who will speak up in support of the Scheme at public or private meetings, including the Councillors who voted for it. All briefing documents produced by the Waverley BC including the recent documents for the council Executive make extravagant and unsubstantiated claims for the benefits of the project, but never mention any of the many totally obvious downsides. This lack of objectivity and of local knowledge of Farnham in the apparent key decision makers in this project is disturbing and is highly unlikely to lead to a successful outcome on this project.**

**Would the Chairman not now agree with the Farnham Society's view that Waverley BC would be well advised to start listening to Farnham Town Council and the people of Farnham, who have the local knowledge necessary to achieve a successful outcome to an East Street Regeneration project?"**

8. QUESTION TIME

To answer any questions received in accordance with Procedure Rule 11.2.

9. NOTICE OF MOTION

To receive any motions submitted in accordance with Procedure Rule 12.1.

10. MINUTES OF THE EXECUTIVE AND COMMITTEES

- (a) To receive the minutes of the meetings of the Executive held on:-
  - (i) 1 November 2011 (herewith - coloured grey); and
  - (ii) 29 November 2011 (herewith – coloured grey);
- (b) To receive the minutes of the meeting of the Audit Committee held on 22 November 2011 (herewith - coloured turquoise); and
- (c) To receive the minutes of the meeting of the Standards Committee held on 30 November 2011 (herewith – coloured buff).

11. EXCLUSION OF PRESS AND PUBLIC

To consider the following motion, to be moved by the Mayor, where appropriate:-

That pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of any matter on this agenda on the grounds that it is likely, in view of the nature of the business to be transacted or the

nature of the proceedings, that if members of the public were present during the item(s), there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified in the appropriate paragraph(s) of the revised Part I of Schedule 12A of the Local Government Act 1972 (to be identified at the meeting).

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