

MINUTES of the MEETING of the
WAVERLEY BOROUGH COUNCIL
held in the Council Chamber,
Council Offices, Godalming on
13 December 2011

* Cllr Richard Gates (Mayor)

* Cllr Tony Gordon-Smith (Deputy Mayor)

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| * Cllr Brian Adams | * Cllr Denis Leigh |
| * Cllr Stella Andersen-Payne | Cllr Peter Martin |
| * Cllr Mike Band | * Cllr Tom Martin |
| * Cllr Gillian Beel | * Cllr Bryn Morgan |
| * Cllr Patrick Blagden | Cllr Stephen Mulliner |
| * Cllr Maurice Byham | * Cllr David Munro |
| * Cllr Elizabeth Cable | * Cllr Elliot Nichols |
| Cllr Carole Cockburn | Cllr Jennifer O'Grady |
| * Cllr Jim Edwards | * Cllr Stephen O'Grady |
| Cllr Brian Ellis | * Cllr Donal O'Neill |
| Cllr Patricia Ellis | * Cllr Julia Potts |
| * Cllr Jenny Else | * Cllr Stefan Reynolds |
| * Cllr Mary Forszyski | Cllr Ian Sampson |
| Cllr Pat Frost | * Cllr Janet Somerville |
| * Cllr Michael Goodridge | Cllr Roger Steel |
| Cllr Lynn Graffham | * Cllr Stewart Stennett |
| Cllr Jill Hargreaves | * Cllr Christopher Storey |
| * Cllr Christiaan Hesse | * Cllr Adam Taylor-Smith |
| * Cllr Stephen Hill | Cllr Jane Thomson |
| * Cllr Nicholas Holder | * Cllr Simon Thornton |
| Cllr Simon Inchbald | Cllr Brett Vorley |
| * Cllr Peter Isherwood | * Cllr John Ward |
| * Cllr Diane James | * Cllr Nerissa Warner-O'Neill |
| * Cllr Carole King | * Cllr Keith Webster |
| * Cllr Robert Knowles | Cllr Ross Welland |
| Cllr Martin Lear | * Cllr Liz Wheatley |
| * Cllr Nicky Lee | * Cllr Nick Williams |

Cllr Andrew Wilson

* Present

At the commencement of the meeting, prayers were led by the
Reverend Canon Paul Jenkins.

34. MINUTES

The Minutes of the Meeting held on 11 October 2011 were confirmed and signed.

35. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Carole Cockburn, Brian and Patricia Ellis, Lynn Graffham, Jill Hargreaves, Simon Inchbald, Martin Lear, Peter Martin, Stephen Mulliner, Jennifer O'Grady, Roger Steel, Jane Thomson, Brett Vorley, Ross Welland and Andrew Wilson.

36. DISCLOSURE OF INTERESTS

Cllr Mike Band declared a personal interest in Minute No. 116 of the Executive meeting held on 29 November 2011 relating to disabled aids and adaptations as he was acquainted with the tenant/applicant.

37. QUESTIONS FROM MEMBERS OF THE PUBLIC

The following questions were received in accordance with Procedure Rule 10:-

i. 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 6th and 13th or 13th and 20th 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.”

The Executive Portfolio Holder for East Street replied as follows:-

“The Council is aware of the need for full consultation and accordingly arranged for the first advertisement of the proposed appropriations and leases to appear last Friday, 9th December, and for the second to appear this week, on 16th December. The advertisement is being published in both the Surrey Advertiser and the Farnham Herald to ensure both complete coverage of the Borough, and the Farnham area in particular.

Notices on site have been posted, and the closing date for responses set after Christmas, on 9th January. Copies of the plans have been placed on deposit at Farnham Council Offices as well as The Burys, here in Godalming. In accordance with usual recognised practices, written notices have not been given to nearby properties.”

ii. 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?”

The Executive Portfolio Holder for East Street replied as follows:-

“Thank you Mrs Sandars for your question. You will no doubt have carefully studied the report that was recently considered by the Council’s Executive and, in particular, the assessment by Independent Property Advisors DTZ that the development of Farnham is right in terms of mix and scale. Please be assured that the viability assessment of the scheme is being continuously assessed as more commercial deals are done with tenants.

The development agreement contains both a funding pre-condition and a viability pre-condition. Both these pre-conditions will be considered by the Council at the appropriate time when these conditions are to be judged.

I believe that many people of Farnham want a cinema complex and more choice in terms of shops and restaurants of a kind not already in the town. I also believe that many people will think that the town will be all the more enhanced for having the Odeon and Marks and Spencer

trading in it. We know you don't agree, and we know you have been writing to retailers trying to persuade them not to come, but what you are doing is, I believe, misguided and is not in the interests of Farnham. Is it local labour policy to discourage the creation of jobs? I for one look forward to the day when I can take my four children out to the cinema in Farnham".

iii. 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?"

The Portfolio Holder for East Street again replied:-

"Thank you Mr Macleod for your question. I note that you personally feel strongly about this development but with the greatest of respect, this Council simply does not share your view. Back in 2007, when the Conservatives won control of Waverley, we made significant improvements to the scheme by reducing the scale of the scheme and improving the design. Those changes were supported by a large majority of residents – they told us so in consultation and they tell us on the doorstep. The only real survey of opinion as you may recall was in September 2007 when we wrote with a brochure to every household in the Farnham Town Council area with a stamped addressed envelope. We asked if we were on the right lines and 70.2% of those who replied said yes. Farnham Town Council, as a point of information, did NOT, as you suggest, oppose the planning application, and we believe firmly that the people of Farnham want affordable housing, want an Odeon cinema, want an M and S and want greater choice of restaurant and shops. That is what this development will deliver for the people of Farnham. The local business community recognise the benefits to the Farnham economy and the vitality of the town."

38. MAYOR'S ANNOUNCEMENTS

The Mayor reported that Canon Paul Jenkins was moving to the West Country and therefore this would be his last Council meeting supporting the Mayor. For future Council meetings, Reverend Camilla White of Holy Trinity Church, Bramley would be leading prayers.

The Mayor also thanked everyone who had supported his Christmas Fayre and Market in support of his charity. In total almost £900 had been raised for the Hydon Hill Cheshire Home.

39. LOYAL ADDRESS OF CONGRATULATION TO HER MAJESTY THE QUEEN

The Leader of the Council proposed the following resolution to be forwarded to Buckingham Palace as congratulation to the Queen in her Diamond Jubilee year:-

May it please your Majesty,

We, the Mayor, Freeman 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.

The address was wholeheartedly endorsed by the Council and the Mayor announced that arrangements were being put in place for the proclamation to be read appropriately within the Borough.

40. MINUTES OF THE EXECUTIVE

40.1 Meeting of 1 November 2011

It was moved by the Chairman of the Executive, duly seconded and

RESOLVED that the Minutes of the Meeting of the Executive held on 1 November 2011 be approved.

40.2 Meeting of 29 November 2011

It was moved by the Chairman of the Executive, duly seconded and

RESOLVED that the Minutes of the Meeting of the Executive held on 29 November 2011 be approved and the recommendations contained therein adopted.

41. MINUTES OF THE AUDIT COMMITTEE

It was moved by the Vice-Chairman of the Committee, duly seconded and

RESOLVED that the Minutes of the Meeting of the Audit Committee held on 22 November 2011 be approved and the recommendations contained therein adopted.

42. MINUTES OF THE STANDARDS COMMITTEE

It was moved by the Independent Vice-Chairman of the Committee and duly seconded that the Minutes of the Meeting of the Standards Committee held on 30 November 2011 be approved.

i. Standards Committee Membership (Minute No. 12)

The following amendment was proposed by Cllr Robert Knowles and seconded by Cllr Mike Band:-

“To refer the recommendation in Minute 12 to the Executive to determine in conjunction with future arrangements for maintaining ethical standards once the Government has issued guidance under the Localism Act.”

The amendment was CARRIED.

RESOLVED that the Minutes of the Meeting of the Standards Committee held on 30 November 2011 be approved and the recommendation contained therein, as amended, be adopted.

The meeting concluded at 8.15 p.m.

Mayor