

# APPENDIX U

## WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 8 JULY 2008

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**Title:**

**LAND OFF CENTRAL CAR PARK, FARNHAM**

**[Portfolio Holder for Property: Cllr Ms D Le Gal]  
[Wards Affected: Farnham Castle]**

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**Note pursuant to Section 100B(5) of the Local Government Act 1972**

An annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, viz:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

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**Summary and purpose:**

Authorisation is sought for the grant of an easement of pedestrian access and for services, as shown by a black line on the plan at Annexe 1, to a proposed development rear of 47/49 Downing Street, Farnham. Authorisation is also sought for a temporary construction licence for 19 spaces, as shown hatched, within Central Car Park.

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**Environmental implications:**

The proposed development will tidy up an area of derelict land adjacent to the car park.

**Social / community implications:**

There are no social/community implications.

**E-Government implications:**

There are no e-government implications.

**Resource and legal implications:**

The easement and licence will give Waverley a capital sum as set out in the (Exempt) Annexe. Legal and surveyor's fees will be included within the capital sum.

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## **Background/Introduction**

1. Capital Holdings Limited (the Developer) has recently purchased the land shown outlined adjacent to Central Car Park, Farnham, and is putting in an application for 5,357 square feet net internal area of B1 or D1 space. It has asked for an easement for deliveries over the footpath from Victoria Road, coloured black on the attached plan, and a licence in connection with the construction works.
2. The Developer has discussed with the Head of Building Control, Parking and Engineering the feasibility of taking 19 car parking spaces to form a construction compound, as shown by hatching on the attached plan, that would allow for adequate protection of other users of the car park. The effect on Waverley's car parking revenues is set out in the (Exempt) Annexe.
3. Further discussions have also taken place on the proposed easement to the site, as shown by a black line on the attached plan. This route would be for pedestrians, with services under the path. Refuse bins would be wheeled over the path to Victoria Road for collection and the fuel for the woodchip boiler would be delivered, via a pipe, from the road: in other words, no use would be made of the car park for servicing. The Developer has indicated that it is likely to dispose of its interest in the site once the development has been completed and individual units let on long leases. There would be a management company to manage matters, such as landscaping and the waste collection.
4. Details of the proposed fee for the easement and licence are set out in the (Exempt) Annexe.

## **Recommendation**

It is recommended that Capital Holdings Limited be granted:

1. an easement for pedestrian access and for services from Victoria Road, as shown by a black line to the development site on the plan at Annexe 1;
2. a temporary construction licence of 19 spaces within Central Car Park, as shown hatched on the plan at Annexe 1;

on terms and conditions as set out in the (Exempt) Annexe, other terms and conditions to be negotiated by the Head of Customer and Office Services.

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### **Background Papers: (SD(E))**

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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