

WAVERLEY BOROUGH COUNCIL

MINUTES OF THE MEETING OF THE EXECUTIVE
8 JANUARY 2013

SUBMITTED TO THE COUNCIL MEETING ON 19 FEBRUARY 2013

(To be read in conjunction with the Agenda for the Meeting)

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| * Cllr Robert Knowles (Chairman) | * Cllr Stephen O'Grady |
| * Cllr Mike Band (Vice-Chairman) | * Cllr Julia Potts |
| * Cllr Brian Adams | * Cllr Stefan Reynolds |
| * Cllr Carole King | * Cllr Adam Taylor-Smith |
| * Cllr Bryn Morgan | * Cllr Keith Webster |

* Present

Cllr Jim Edwards was also in attendance

128. MINUTES

The Minutes of the Meeting of the Executive held on 4 December 2012 were confirmed and signed.

129. DISCLOSURE OF INTERESTS

Councillors Stephen O'Grady and Julia Potts declared non-pecuniary interests in Agenda Item 11 (Town Team Partners) as members of Farnham Town Council.

130. QUESTIONS

The following questions were asked by members of the public in accordance with Procedure Rule 10:

i. from Mr David Beaman of Farnham

"Is there any reason why schools are used as polling stations resulting in children not being able to attend school on election days causing difficulties for working parents who then have to make alternative arrangements for the care of their children in locations where alternative facilities (e.g. Church and Village Halls) could be used?"

The Leader of the Council responded as follows:-

"Thank you for your question Mr Beaman. I am sure you will agree that participation by the public in elections is a most important cornerstone of our democracy, and that, like me, you will want polling stations in Waverley to be as accessible and convenient to voters as possible.

In many parts of the borough – in Farnham in particular – there are not many suitable venues available to the Returning Officer. Also, it should be remembered that the Returning Officer does have a particular legal right to use schools as polling stations.

However, the polling places are regularly reviewed, and the Returning Officer would welcome any constructive suggestions for alternative venues that may meet the necessary public accessibility and disabled access tests”.

ii. from Mr Ken Reed of Cranleigh

“As the Portfolio Holder for Planning felt, in the light of information that had recently been received, that it would be premature to answer the question I asked of the December Executive, could I ask that he now provides an answer to this question?”

*Paragraph 17 of the National Planning Policy Framework says, “Within the overarching roles that the planning system ought to play, a set of core land- use planning principles should underpin both plan-making and decision-taking.” One of the 12 principles quoted is that planning should, “encourage the effective use of land **by reusing land that has been previously developed (brownfield land), ...”***

*Paragraph 47 of the NPPF says, “To boost significantly the supply of housing, local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including **identifying key sites which are critical to the delivery of the housing strategy over the plan period.**”*

It would seem that, in failing to identify key sites which are critical to the delivery of the housing strategy over the plan period, Waverley’s Draft Core Strategy and the URS Sustainability Report are not credible in their assessments of alternatives. Could the Executive please explain why a mixed use of “brownfield land” at Dunsfold Aerodrome, which would be consistent with one of the NPPF’s core principles, has not been objectively assessed against identified key sites on “greenfield land” in Cranleigh and Farnham?”

The Portfolio Holder for Planning responded as follows:-

“Given the relatively advanced stage the Core Strategy had reached before the NPPF was published, the Council decided to produce the new Local Plan for Waverley in two stages; the Core Strategy first, and the Development Management and Site Allocations Document second. This is not an uncommon approach for Local Authorities during this transitional period, and later in this agenda there are papers which fully and comprehensively indicate how this process will be managed.

The Council has decided that strategic sites should be allocated through the Development Management and Site Allocations document. We believe that selected releases of land for housing in, and on the perimeters of main settlements, will provide a more sustainable solution for the future than would the building of a more significant

number of new homes at a single site, such as Dunsfold Park, which is more isolated in location, and lacks the present, and likely future availability of essential infrastructure.

I do accept that the encouragement of the reuse of previously developed land is an important planning principle, but so too is the need to focus on sites and locations which are now, or can in the future, be made accessible to essential services, jobs, facilities and public transport. This clearly points towards selected releases of land for housing on the edge of the main settlements as being far more advantageous than new communities built in isolation in the midst of the countryside. It is against this criterion, and the evolution of the Core Strategy and the accompanying Sustainability Appraisal, that the Council has assessed the alternative to providing houses at sites such as Dunsfold Park, and the more measured release of selected land at sites associated with existing settlements. I do refer you to the two papers that follow on this agenda.”

PART I - RECOMMENDATIONS TO THE COUNCIL

[The item relating to the Core Strategy Submission has been extracted from these minutes for consideration at the Extraordinary Council Meeting on 22 January 2013 [Minute No. 127]]

131. EXCLUSION OF PRESS AND PUBLIC

At 7.16 p.m. it was

RESOLVED 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 the following item 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 this item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified in paragraph 3 of the revised Part I of Schedule 12A to the Act, namely:-

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

132. HOUSING DELIVERY BOARD

The Executive considered a report on this matter, as set out at (Exempt) Annexe 1 these minutes and now

RECOMMENDS that

80. the property detailed in (Exempt) Annexe 1 to these minutes be disposed of by an open market sale.

[Reason: to dispose of a property that is expensive to maintain and repair and to generate a capital receipt to re-invest in Waverley's capital programme]

Part II – Matters Reported in Detail for the Information of the Council

There were no matters raised under this category.

Part III – Brief Summaries of Other Matters Dealt With

133. EXECUTIVE FORWARD PROGRAMME

RESOLVED that the new format of forward programme of key decisions for Waverley Borough Council be adopted and the programme endorsed.

134. BUDGET MANAGEMENT – NOVEMBER UPDATE 2012-13

RESOLVED that

1. supplementary estimates amounting to £21,000 be approved to cover the payment of planning appeal costs awarded against WBC as detailed in paragraph 7 and Annexe 5 of the report;
2. the bringing forward to the 2012-13 Capital Programme of the Car Park Sidem upgrade software be approved, as detailed at paragraph 17 of the report, in the sum of £9,000, to be met from identified capital savings;
3. the purchase of a replacement Local Land Charge System be approved, as set out in paragraph 18, up to a maximum cost of £30,250 to be met from savings/additional income identified within the Local Land Charge service, with the choice of system to be agreed by the Deputy Chief Executive in consultation with the Portfolio Holder for Information Technology;
4. the bringing forward to the 2012-13 Capital Programme of the Car Park Low Energy Lighting Invest-to-Save scheme be approved, as detailed in paragraph 19 of the report, to be met from identified capital savings;
5. the use of the Preventative Technology Grant of £18,000 be approved to be spent on Careline staffing as detailed in paragraph 11;
6. the virement at paragraph 12 be approved funding the Contract Compliance and Monitoring Officer post becoming full-time; and
7. the virement within the HRA of £50,000 from the budget for 'Repairs Day to Day CO2 detectors' to 'Cyclical Servicing Gas' be approved as detailed in paragraph 22 of the report.

[Reason: The report provides details of the income and expenditure position compared with the budget and reassures the Executive that at this stage of the year, the general fund position is sound and the HRA positive.]

135. THE SCOPE OF THE DEVELOPMENT MANAGEMENT AND SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

RESOLVED that the scope of the Development Management and Site Allocations DPD be agreed as set out in Annexe 2 of the report.

[Reason: to enable work to commence on preparing the Development Management and Site Allocations Development Plan Document so that it meets the timetable for adoption by July 2015].

136. WEYBOURNE ROAD ALLOTMENTS – PROPOSAL TO INCREASE CHARGES

RESOLVED that

1. a one-off increase be made to the allotment charges for the Weybourne Road Allotment Site with effect from 1 April 2013 to align with those of Farnham Town Council; and
2. officers be authorised to inform allotment holders of the increase in charge prior to the increase being implemented.

[Reason: to align the charges with Farnham Town Council and aid the future transfer of allotment management].

137. TOWN TEAM PARTNERS – DETAILED PLANS

RESOLVED that

1. the Cranleigh and Godalming detailed spending plans be approved;
2. officers be authorised to support and monitor the towns' projects as they put their plans into action; and
3. officers be asked to report to the February meeting of the Executive with the detailed plans for Farnham once the Farnham Town Team has been launched.

[Reason: to comply with the Council's role as accountable body for the Town Team funding].

138. LEISURE DEVELOPMENT PLAN 2012-15

RESOLVED that the Leisure Development Plan 2012-15 be endorsed.

[Reason: to agree how the Leisure Services team will take forward the service over the next four years and maximise the legacy of the 2012 Olympics]

139. TRANSFER OF ELLENS GREEN PUMPING STATION TO THAMES WATER

RESOLVED that authorisation be given for Waverley to enter into a Deed of Rectification to transfer the pumping station at Ellens Green to Thames Water Utilities Limited, with each party to bear its own costs.

[Reason: As a housekeeping item because statutory duties relating to pumping stations are the responsibility of the water authority]

140. NEW LEASE TO CRANLEIGH CRICKET CLUB, CRANLEIGH COMMON, CRANLEIGH

RESOLVED that

1. Waverley grants a lease of the land shown outlined on the plan annexed to the report to Cranleigh Cricket Club for 50 years on terms and conditions set out in the (Exempt) Annexe, other terms and conditions to be agreed by the Estates and Valuation Manager; and
2. the rent-related grant proposed in the (Exempt) Annexe be agreed.

[Reason: to grant a new lease following the expiry of the existing lease].

141. CALENDAR OF MEETINGS 2013/14

The Executive agreed the Calendar of Meetings for 2013/14, a copy of which is attached as Annexe 2 – For Information only.

142. CHIEF EXECUTIVE'S ACTIONS

The Executive noted the action taken by the Chief Executive relating to the lift at Rolston House, Haslemere after consultation with the Chairman and Vice-Chairman since the last meeting.

[The following two items were considered in (Exempt) Session and the reports remain exempt].

143. BRIGHTWELLS DEVELOPMENT, FARNHAM

[This item 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 the revised Part I of Schedule 12A to the Local Government Act 1972, namely:-

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

RESOLVED that the update report be noted.

144. SURRENDER OF LEASE

[This item 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 the revised Part I of Schedule 12A to the Local Government Act 1972, namely:-

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

RESOLVED that

1. the surrender of the remainder of the term of the lease of Farnham Rugby Club be approved; and
2. Farnham Rugby Club would not be pursued for any dilapidations that may be outstanding.

[Reason: to surrender the lease of Farnham Rugby Club and help ensure the stability of two vital community clubs in the Borough]

The meeting commenced at 6.45 p.m. and concluded at 7.21 p.m.

Chairman