WAVERLEY BOROUGH COUNCIL

MINUTES OF THE EXECUTIVE - 6 OCTOBER 2020

SUBMITTED TO THE COUNCIL MEETING – 20 OCTOBER 2020

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

Present

Cllr John Ward (Chairman)
Cllr Paul Follows (Vice Chairman)
Cllr David Beaman
Cllr Peter Clark
Cllr Andy MacLeod
Cllr Mark Merryweather
Cllr Nick Palmer
Cllr Anne-Marie Rosoman
Cllr Liz Townsend
Cllr Steve Williams

Also Present

Councillor Julia Potts, Councillor John Gray, Councillor Peter Isherwood, Councillor Robert Knowles, Councillor Ruth Reed and Councillor John Robini

EXE 37/20 MINUTES (Agenda item 1)

The Minutes of the Meeting held on 8 September 2020 were confirmed as a correct record.

EXE 38/20 DECLARATIONS OF INTERESTS (Agenda item 3)

There were no declarations of interest raised under this heading.

EXE 39/20 QUESTIONS FROM MEMBERS OF THE PUBLIC (Agenda item 4)

The Executive received the following questions in accordance with Procedure Rule 10:

QUESTION 1 - From Lesley Banfield, Chair of Haslemere Vision - Neighbourhood Planning Group:

"Preamble: There has been a paradigm shift in Haslemere. We have always been aware of how lucky we are to live in such a beautiful part of the world and of the need to protect it. That used to mean resisting development, but in the midst of a housing crisis, residents have risen to the challenge of finding solutions. Few people living in a rural idyll would willingly move towards a more crowded environment and yet this is what residents have voted to do. They are willing to intensify development within the settlement boundaries as set out in the draft Neighbourhood Plan, in order to meet housing targets without encroaching further into ecologically sensitive surroundings. This is the very opposite of a NIMBY attitude – build next door rather than on greenfield please!

The NPPF supports Haslemere's approach, stating that the requirement to meet housing numbers should not be a reason in and of itself to build onto AONB or AGLV and encouraging windfall development within settlements. The Haslemere

Neighbourhood Planning team have previously stated that the housing allocation for the area will be met without encroaching into AONB or AGLV and are happy to demonstrate and evidence this point.

It is unsettling therefore to find this shift not reflected in the draft LPP2. The allocations for Haslemere do not follow the founding principles of the Neighbourhood Plan or of National policy.

Q: Do you believe that the Haslemere Neighbourhood Planning team have been adequately consulted on site allocations and are you comfortable for the draft LPP2 to include three sites in AONB despite this going against the strategy designed by Haslemere residents?"

Cllr Andy MacLeod, the Portfolio for Planning Policy gave the following response:

The number of homes required in Haslemere was set out by the government through the examination of Waverley's Local Part 1 and the Council has no choice but to allocate enough sites to meet this number of homes. It was agreed with the Town Council that Waverley would make housing allocations through LPP2, rather than them being included in the Neighbourhood Plan. Waverley has undertaken a targeted call for sites and almost 85% of the houses proposed for Haslemere in the draft LPP2 are either within the settlement boundary or on rural brownfield land

Two of the sites are in the AONB (The Old Grove, Hindhead and the Car Park, Branksome Place). but would represent reuse of previously-developed land. For Local Plan Part 2 to be accepted by an Inspector, the sites Waverley allocates must be deliverable within the plan period, backed up by evidence. Despite great efforts to meet all the government's housing requirement for Haslemere on sites within settlements and/or on rural brownfield land, there are not sufficient deliverable sites available and Waverley has had to propose a greenfield allocation in this instance. The Council considers that, based on available evidence, the proposed allocations as set out in the draft LPP2 currently represent the most appropriate approach in terms of delivering a Local Plan that can be found sound at an independent Examination.

QUESTION 2 - From Howard Brown, General Secretary of Haslemere South Residents Association:

"As the local residents group, (Haslemere South Residents Association) we are concerned about the inclusion of Red Court (now DS06) as an allocated site in the Waverley Borough Local Plan Part 2.

Our question: **How can this site be included in the Waverley Borough LPP2 when**:

1) the housing need for Haslemere can be met through other sites - including a large brown field opportunity that has come forward through WBC's own call for sites. We understand the call for sites was specifically intended to avoid building on protected areas of land which the community of Haslemere value so highly- as demonstrated via the Neighbourhood Plan public

consultation and the very high level of objection to the Red Court planning application.

2) an application to develop on DS06 has recently been rejected by Haslemere Town Council Planning Committee
3) DS06 directly contradicts the Town Council approved emerging Neighbourhood Plan (noting that 89% of the public reject large developments on greenfield, protected land outside the original settlement boundary) – DS06 lies outside the settlement boundary as drawn in that Neighbourhood Plan
4) the current Red Court planning application has approximately 500 public objections, including objections from a range of societies and community groups including Haslemere Vision (Neighbourhood Plan), Haslemere Society (over 550 members), Blackdown and Hindhead National Trust, CPRE, Haslemere South Residents Association (300 members) which must be considered under the Localism Act
5) including DS06 contravenes NPPF policies (including clauses 50, 102, 170, 172, 174, 175 and 180) and WBC's own planning policy to protect such sites that are deemed AONB and have a rich and varied biodiversity."

Cllr Andy MacLeod, the Portfolio for Planning Policy gave the following response:

Waverley's aim is that the LPP2 should allocate, as far as possible, sites within the settlement boundary or on rural brownfield land. We have been proactive in this regard and the recent call for sites noted that the Council was particularly interested in identifying any potentially suitable sites within the settlements or brownfield land. However, LPP2 will ultimately be examined on whether the sites that are allocated for housing will actually deliver the houses required by the government within the plan period. Currently there is insufficient evidence to demonstrate this on all sites promoted to us. One such site is the Royal School, Farnham Lane, which lies within 400m of the Wealden Heaths Special Protection Area (SPA). Based on the information provided during the call for sites, Natural England have advised they would object to allocation of the site for a standard housing development, due to the impact on protected bird habitats in the SPA.

As there are not enough sites either within the settlement or on rural brownfield land to meet the housing requirement set out by the government in Local Plan Part 1, Waverley has had to allocate a greenfield site. We are proposing Red Court, Scotland Lane, because it is not within the AONB, is believed to be deliverable and is considered to be the most appropriate, in planning terms, of the greenfield sites put forward to us. The current planning application for 50 homes at Red Court will be determined on its own merits in due course and is not relevant to the Executive's consideration of Part 2 of the Local Plan.

EXE 40/20 QUESTIONS FROM MEMBERS OF THE COUNCIL (Agenda item 5)

There were no questions from Members.

EXE 41/20 LEADER'S AND PORTFOLIO HOLDERS' UPDATES (Agenda item 6)

41.1 The Leader announced that Cllr David Beaman would be standing down from the Executive to allow him more time for his role as Chairman of Western Planning Committee and to continue his commitments outside of the Council. Cllr Beaman had joined the Executive in May 2019 and taken on a wide-ranging portfolio. The Leader thanked Cllr Beaman for his work as Planning Committee chairman, as Executive Portfolio Holder, and for his support for the Administration. Cllr Beaman would be replaced on the Executive by Cllr Michaela Martin, with the portfolio for Health, Wellbeing and Culture.

41.2 The Leader and Portfolio Holders gave brief updates on current issues not reported elsewhere on the agenda:

- The Covid situation changed daily, but Waverley had now gone to Amber alert, along with Elmbridge, Runnymede, Spelthorne and Woking. This had been a government direction, reflecting a range of metrics that showed a worsening trend in cases in Waverley. Whilst there were no additional restrictions, communications were being increased and were emphasising the need for a everyone to be vigilant about observing precautionary measures.
- Whilst the government had announced that the Devolution White Paper had been delayed to the spring, it was understood that Surrey County Council was continuing with its work to prepare a bid for a single Surrey unitary council. The Boroughs and Districts were also continuing their work with KPMG, and held the first of a number of joint workshops this week. This had been a valuable session to explore different perspectives and ambitions about future ways of working.
- The first of three claims had been submitted to the government under the income loss grant scheme, for the period April – September 2020. The maximum compensation under the scheme was 70% of eligible losses, and the best estimate was that only around 50% of the forecast £6.6m budget shortfall reported in August would be covered by government grants.
- The public survey on the Climate Change Strategy and Action Plan was open for a further two weeks, to Friday 16 October. The Strategy and Action Plan would be submitted to the Executive and Council in December.
- Waverley Officers were continuing to support tenants, housing repairs had resumed and the housing development team were progressing schemes to provide new affordable homes in Waverley. Cllr Rosoman was meeting regularly with the Tenants Panel over Zoom, and the Tenants Panel AGM was scheduled for later in the month, also over Zoom.
- Cllr MacLeod reported on the recent Brightwells Project Board meeting, attended by the new Crest Nicholson team, and the Leader and Deputy Leader from Surrey County Council. Crest Nicholson were targeting July 2021 for the opening of the retail element of the scheme, and August 2021 for the cinema.
- Cllr Palmer reported that car park usage continued to increase gradually, although it could be very variable from day to day. He was discussing with

the Chambers of Commerce what Waverley might be able to do to support high street businesses in the period leading up to Christmas.

- A huge amount of work had taken place to make The Burys a Covid-safe place to work for Waverley staff. The new Customer Service Centre had been launched and The Burys was now open to the public on an appointment basis. The Waverley enquiries desk in Farnham was moving to the Memorial Hall, and would also be open for appointments. The Council Offices at The Burys was now a base for more than forty Police officers and staff, and they were exploring options for renting more space from Waverley.
- Cllr Beaman thanked the Leader and Executive colleagues for their kind words on the occasion of standing down from the Executive. He would still be Chairman of Southern and Western Planning Committee and an active back-bench Member. He would still be one of two Independent Councillors on the LGA Environment, Economy, Housing and Transport Board, Chairman of the South West Surrey Disability Empowerment Network, and Trustee of Creative Response, and of The Bus Archive, amongst other roles and commitments.
- Cllr Follows advised that Waverley was working with Town and Parish Councils to help plan and support events to mark Remembrance Sunday next month within the constraints of Covid restrictions.

PART I - RECOMMENDATIONS TO THE COUNCIL

Background Papers

Unless specified under an individual item, there are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to the reports in Part I of these minutes.

EXE 42/20 WAVERLEY BOROUGH LOCAL PLAN PART 2 - SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES (Agenda item 7)

42.1 Cllr Andy MacLeod, Portfolio Holder for Planning Policy, introduced the Local Plan Part 2 (LPP2) document, which was recommended to Full Council to approve for the Regulation 19 consultation. Cllr MacLeod reminded Members that Local Plan Part 1 had been adopted in 2018, under the previous administration. Much of LPP2 was also a legacy of the work begun under the previous administration. Key differences were explained in the covering report, and included specific housing site allocations in Haslemere, Witley/Milford and for traveller accommodation; and policies in relation to climate change and biodiversity. This was a substantial document and Cllr MacLeod thanked the Head of Planning and the Planning Policy Team for their work in bringing this forward.

42.2 Cllr MacLeod noted that there was a great deal of interest in water supply issues in relation to planned housing development, particularly in the Haslemere area, and he read the following statement:

"During the consideration of Local Plan Part 1 and earlier preparation of Local Plan Part 2, Thames Water have not specifically objected to the overall quantum of development planned for Haslemere over the Plan period from

2013 to 2032. In response to concerns around water and drainage infrastructure, Thames Water attended an all-Member briefing in November 2019 to explain their approach to planning for future needs.

In response to comments from Thames Water made during earlier consultations, we have proposed a new Policy DM3 (which is on page 17 of the Plan and page 49 of the agenda). This says that where it has been identified that a proposed development will result in the need to upgrade off-site water and wastewater infrastructure the Council will, where appropriate, apply phasing conditions to any approval of planning permission to ensure that occupation is aligned with delivery of necessary infrastructure upgrades.

It is also worth noting that the forthcoming consultation will provide the opportunity for Thames Water, and the other Water Companies, to make further comments on the Plan, including this new policy.

There is more information on this issue in the Committee report (paragraphs 7.14 and 7.15 on page 14 of the agenda) and in our response to the comments from O and S on pages 226 and 227 of the agenda."

42.3 The following Members had registered to speak on LPP2:

- Cllr John Gray raised concerns about Policy DM15 (Development in Rural Areas), which he did not feel provided sufficient protection for farms and equestrian businesses and their importance in shaping rural area to prevent them being lost to residential developments.
- Cllr John Robini echoed the concerns voiced through the public questions earlier regarding the preference of Haslemere residents to focus development on brownfield sites and to protect sites protected by landscape designations (AONB/AGLV). He was also concerned at the lack of adequate water infrastructure to cope with current demand in hot weather, without the additional demands of more housing and climate change. And he was concerned at the mix of housing an deliverability of affordable housing going forward.
- Cllr Robert Knowles reiterated concerns about the water infrastructure for Haslemere, and the lack of connection to the main grid which prevented any short-term resolution to the problem.

42.4 Cllr Follows noted that since 2018 the Council had tried to address the issues in Haslemere and Witley that had been material to the delay in the progress of LPP2. The Wiltey issues had been resolved to the satisfaction of the community, but so far the Council had been unable to realise the aspirations of the Haslemere Neighbourhood Plan. The reasons for this were well known in Haslemere. Cllr Follows also noted some concerns about DM33 relating to the Down Link which he wanted to explore during the consultation period, and emphasised that the decision being put to Full Council was to progress to the formal consultation, and there was still opportunity to take up the remaining issues transparently through that process.

42.5 Cllr Townsend sympathised Cllr Knowles concerns regarding water supply based on her experience of similar issues in Cranleigh, and she supported the new Policy DM3. Cllr Townsend had lobbied the previous administration for a full water cycle study for LPP1, looking at water resources, water quality

and flood risk and it was regrettable that it was not pursued as it may have assisted with phasing of housing numbers. It continued to be a serious problem and she encouraged Cllr Knowles to take it up with his MP.

42.6 Cllr MacLeod thanked members for their comments, and which would be considered carefully. In concluding, the Leader empathised with Members' frustrations about the Council having to meet government housing number targets despite environmental and practical constraints. If agreed by Council, this version of LPP2 would go to consultation; responses would be considered and if necessary amendments would be made even if that required a further consultation. The Executive had discussed delaying LPP2 again but had agreed that it was important to put it forward now for the sake of the rest of the borough.

42.7 The Executive RESOLVED to recommend to Council that:

a) the Pre-Submission version of Local Plan Part 2 attached as Annexe 2 to the agenda report be approved for consultation under Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012;
b) the pre-submission Local Plan Part 2 consulted on includes the amendments to the Plan set out in response to the observations made on the pre-submission version of Local Plan Part 2 at the Overview and Scrutiny Committee on 22nd September 2020 attached as Annexe 3 to the agenda report;
c) the Head of Planning and Economic Development be given the authority to make any further typographical or formatting changes to the pre-submission version of Local Plan Part 2 that are deemed necessary for its consultation.

Reason: To consider the pre-submission draft of LPP2 before the Council formally decides if LPP2 should be consulted on before it is submitted to the Secretary of State for examination under Regulation 22 of the Town and Country Planning (Local Planning) Regulations 2012.

EXE 43/20 AMENDMENTS TO WBC'S OFF-STREET PARKING ORDER (Agenda item 8)

43.1 Cllr Nick Palmer, Portfolio Holder for Operational and Enforcement Services, introduced the report providing feedback from the consultation process on proposed amendments to the Waverley Borough Council (Off-Street Parking Places) Order 2017. The Order outlined the regulations for all Off-Street parking places in the Borough, so that customers could understand how to use the car parks and any breaches could be penalised fairly and robustly. The current review was solely related to rules of usage in the car parks and did not propose any changes to the current car park tariffs. There had been no formal objections to the proposed Order during the consultation period.

43.2 The Executive RESOLVED to recommend that Council approves the making of the Waverley Borough Council (Off-Street Parking Places) Order 2020.

Reason: To enable the effective management of Waverley Borough Council's off-street car parks.

EXE 44/20 PESTICIDES POLICY AND ACTION PLAN (Agenda item 9)

44.1 Cllr Liz Townsend, Portfolio Holder for Economic Development; Parks, Countryside and Leisure, and Dunsfold Park, introduced the proposed Pesticides Policy and Action Plan, which aimed to begin the process of reducing pesticide use by the Council where possible with the ambition of being pesticide free in three years. The Policy responded to the growing movement across the globe opposing pesticide use; the Wildlife Trusts report (July 2020) calling for action to reverse the decline of insects by halving the use of chemical pesticides by 2030; and the petition from Frensham residents last year and complaints from residents about the harmful effects of pesticides. Some selective trials using alternative pest control methods had been carried out in four areas in the borough, and more trials were planned for 2021.

44.2 Cllr Steve Williams and Cllr Follows commended the Pesticides Policy and Action Plan and thanked Cllr Townsend and Officers for the work they had done to bring this Policy forward. It was supported by all the Groups on the Executive, and in holding trials of alternative approaches in the wards of the Lead Portfolio Holder, and the Portfolio for Environment, they had been in the front line of responding to residents' comments. Cllr Follows noted that some areas within Waverley were managed by the County Council, and therefore not subject to the same approach and Policy as being followed by Waverley.

44.3 The Executive RESOLVED to recommend the Pesticides Policy and action plan to Council for adoption, and noted that the Pesticides Policy and action plan will be a living document and following adoption, will be amended and updated, to reflect ongoing changes in legislation, industry practices relating to advances in technology and product availability in respect of alternatives to pesticides.

Reason: to reduce and phase out pesticide usage by the Council within the borough.

PART II - MATTERS OF REPORT

There are no matters of report.

The meeting commenced at 6.00 pm and concluded at 7.32 pm

Chairman