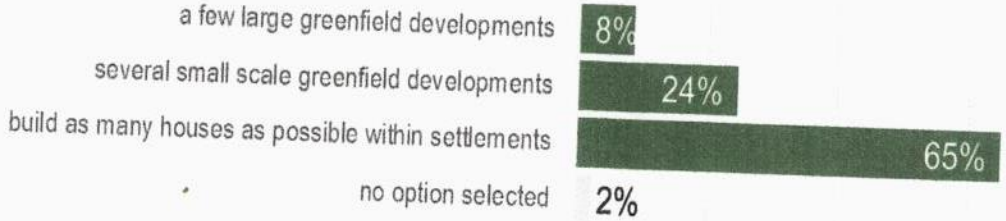
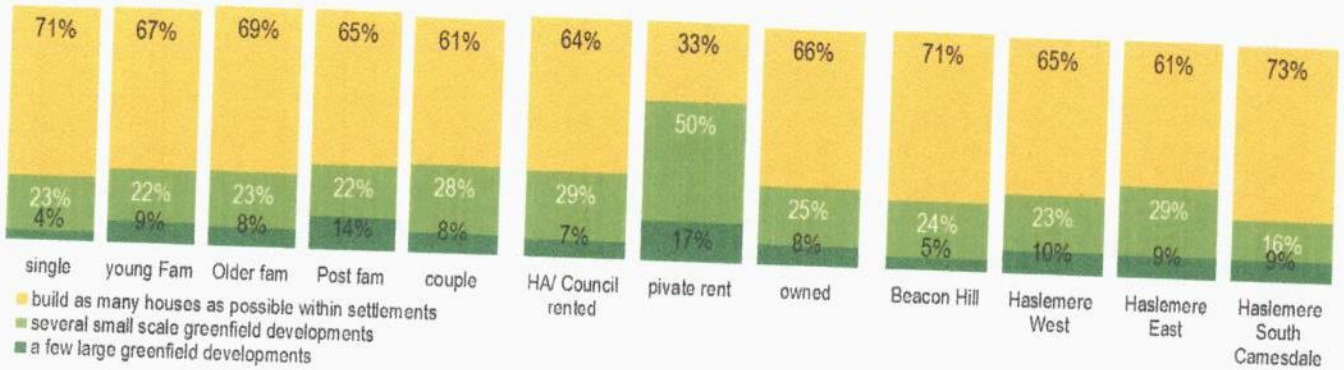
Appendix

1. Question B1 from HV's 2016 public consultation results
2. HTC Planning & Highways Committee Minutes 27 April 2017
3. Cllr Ellis Declarations of Interest form
4. HTC Town Clerk forwarded request to Cllr Ellis from a member of the public.
5. Statement on Review of the HTC NP Nov 2019 by Cllrs Weldon, Barton and Ellis
6. Emails between Cllr Ellis and WBC Borough Solicitor Daniel Bainbridge
7. Guidance from LGA referred to by Cllr Ellis
8. Email correspondence re FOIA request from HTC councillors November 2019
9. HTC Minutes for Meeting 28 November 2019
10. Cllr Simon Dear's and other WBC Councillors' emails re 'Scotland Park'
11. Email and response from Cllr Ellis to [redacted]
12. Cllr Ellis Formal Response to the MO, 26 June 2020
13. Email to the MO from WBC Cllr Steve Williams, Portfolio Holder for the Environment and Sustainability
14. Email correspondence from complainants sent to Cllr Ellis in December 2020
15. WBC Chief Executive Tom Horwood's Terms of Reference to extra judicial advisor Stuart Caundle
16. Surrey Police email regarding Mr Benson
17. Mr Caundle's findings
18. Surrey Police create occurrence for Criminal Damage and Harassment for Cllr Ellis
19. Response by Cllr Ellis to the Draft Investigation Report prepared by Melvin Kenyon for the MO.
20. Cllr Ellis's declaration of non-pecuniary interest for the HTC Planning & Highways Committee meeting made on 10 September 2020
21. Professor Tom Oliver's response to appellants WA/2020/1213, December 2021
22. Cllr Ellis requests to WBC for information held by WBC about herself under the Freedom of Information Act and as a subject access request

Appendix 1

B1: Where do you believe we should build?





Appendix 2

HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG
01428 654305 / town.clerk@haslemeretc.org

Planning & Highways Committee

Minutes of the meeting held at 7pm on 27th April 2017
Council Chamber, Town Hall, High Street, Haslemere

Chairman	Cllr Bradley*
Vice Chairman	Cllr Piper*
Councillors	Abeysundara*, Arrick, Carter*, Dover, Edwards*, Hewett*, King*, Odell*, Peel*, Round*

**Present*

Meeting clerked by: Sarah Nash, Deputy Town Clerk.
In attendance: Nine members of the public and one member of the press

44/17 Apologies for absence
Cllrs Arrick and Dover.

45/17 Declarations of Pecuniary and Non-Pecuniary Interests
Cllrs Edwards, Piper and Round declared non-pecuniary interests as members of the WBC Southern Area Planning Committee. They reserve the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

Cllrs Odell and Round declared pecuniary interests in WA/2014/0512 and left the meeting while this was being discussed.

Cllr Edwards declared a non-pecuniary interest in PRA/2017/0001and left the meeting while this application was being discussed.

46/17 Minutes of the last meeting
The minutes of the meeting held 30th March were agreed and signed as a true record.

47/17 Matters arising from those minutes not otherwise stated in the agenda
None

48/17 Representations by the public
WA/2017/0512
Ian Rhodes spoke in support of this application and outlined what the scheme includes:

- Change of use of field to provide SANG
- Amendment to Sturt Farm access.

He advised that:

- There both access routes (that permitted and the proposed change) would affect the setting of the listed buildings.
- The consented access creates an island on which the listed buildings would be sited.

- It would provide for a better design of Sturt Farm

He also confirmed that a full planning application would be submitted in the next few weeks.

Mark Eldridge spoke against the application and made the following points:

- Reference to the two previously withdrawn nearly identical applications – complete reversal of WA/2014/1054. The acceptance of this proposal was on the understanding that the geographic setting of the original farm buildings and old farm access track would remain undisturbed.
- The proposed revised access would have a detrimental impact on this setting and is contrary to policy HE3 if Waverley's 2002 Local Plan.
- Proposed access route is contrary to para 132 of the NPPF.
- Is there any supporting evidence to suggest that the original access route is no longer viable?
- The proposed highway would run 3 metres away from the ground floor bedrooms of his property, and only 1 metre away from his entrance and gardens.

After some discussion the committee agreed to **OBJECT** to this proposal on the following grounds (6 in favour of objecting, 2 abstentions).

- The proposed access will have a detrimental impact on the setting of the listed buildings and as such is in conflict with Policy HE3 of the Waverley Borough Council 2002 Local Plan.

49/17 Planning applications

Planning Ref	Proposal	Site Address	Comments
TM/2017/0049	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 27/99	RAVENSWOOD TOWER ROAD HINDHEAD GU26 6SL	No objection subject to Tree Officer approval
TM/2017/0050	APPLICATION FOR REMOVAL OF A TREE SUBJECT OF TREE PRESERVATION ORDER 27/00	2 CHILTERN CLOSE HASLEMERE GU27 3AD	No objection subject to Tree Officer approval
WA/2017/0509	Construction of new vehicular access and driveway.	9 CRITCHMERE LANE, HASLEMERE GU27 1PR	No objection
WA/2017/0511	Erection of single storey rear extension and alterations including rear dormer window.	20 SCOTLAND LANE, HASLEMERE GU27 3AL	No objection
WA/2017/0512	Alteration, extension, landscaping and improvement to existing access from Sturt Road to land to the rear of Sturt Farm, and the provision of Suitable Alternative Natural Greenspace (SANG); to serve development approved under WA/2014/1054.	LAND AT STURT FARM, STURT ROAD, HASLEMERE GU27 3SE	Objection – see separate comments above
WA/2017/0529	Erection of extensions to provide an additional dwelling along with associated parking.	3 ROYAL PARADE, TILFORD ROAD, HINDHEAD GU26 6TD	Objection – see separate comments below

Planning Ref	Proposal	Site Address	Comments
DW/2017/0020	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.6m, for which the height would be 3.7m, and for which the height of the eaves would be 2.6m.	1 HOLLY RIDGE, HASLEMERE GU27 2NP	No objection
TM/2017/0056	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER WA323A	4 HILL HOUSE, GREENING WOOD, TILFORD ROAD, HINDHEAD GU26 6TB	No objection subject to Tree Officer approval
WA/2017/0565	Erection of a detached dwelling, garage and associated works.	LAND TO REAR OF LYNDALE, FARNHAM LANE, HASLEMERE GU27 1EZ	No objection
WA/2017/0567	Application under Section 73A to vary Condition 1 of WA/2014/1942 (approved plan numbers) to allow amendments to fenestration, elevations and retaining walls to front car park (follows invalid application WA/2016/1033).	BROOM HOUSE, TOWER ROAD, HINDHEAD GU26 6SL	No objection
WA/2017/0569	Erection of single storey side extension and alterations.	EAST RIDGE HOUSE, FARNHAM LANE, HASLEMERE GU27 1EU	No objection
PRA/2017/0001	General Permitted Development Order 2015, Schedule 2 Part 3 Class T - Prior Notification Application for change of use from cricket pavilion (Use Class D2) to a registered nursery.	HASLEMERE RECREATION GROUND PAVILION, OLD HASLEMERE ROAD, HASLEMERE	Objection – see separate comments below
WA/2017/0586	Listed building consent for alterations to cellar to provide a habitable room.	CHURCH HILL HOUSE, CHURCH HILL, HASLEMERE GU27 1BW	No objection
WA/2017/0610	Construction of new vehicular access; closing off of old vehicular access.	BROADHEATH, NUTCOMBE LANE, HINDHEAD GU26 6BP	No objection
WA/2017/0616	Change of Use of part of first floor from office (Use Class B1) to 1 residential dwelling (Use Class C3) together with alterations.	10 HIGH STREET, HASLEMERE GU27 2JE	No objection

Planning Ref	Proposal	Site Address	Comments
WA/2017/0617	Listed Building Consent for alterations.	10 HIGH STREET, HASLEMERE GU27 2JE	No objections subject to listed building officer approval
WA/2017/0622	Erection of a two storey side extension and alterations following demolition of existing conservatory.	CHESTNUT VIEW, OLD BRAMSHOTT CHASE, HINDHEAD GU26 6DB	No objection
WA/2017/0625	Erection of a detached dwelling, detached double garage and associated parking and landscaping, along with a single garage to serve the existing dwelling (revision of WA/2016/0043).	WHITE GATES, UPPER HAMMER LANE, HINDHEAD GU26 6DD	No objection
WA/2017/0662	Alterations to integral garage to provide habitable accommodation; alterations to enclose front porch.	4 ST STEPHENS CLOSE, HASLEMERE GU27 1NT	No objection
PC/2017/0006	Consultation from a neighbouring authority for a BMW/MINI showroom with associated workshop and MOT parking and landscaping following demolition of the existing buildings.	SITE OF FORMER SPANIARD INN, PORTSMOUTH ROAD, HINDHEAD	See separate comment below
WA/2017/0634	Erection of a dwelling following demolition of existing car port.	LAND ADJACENT TO COMBEDENE, PORTSMOUTH ROAD, HINDHEAD GU26 6TQ	Objection – see separate comments below
WA/2017/0660	Certificate of Lawfulness under Section 192 for the erection of a single storey rear extension.	21 BORDER ROAD, HASLEMERE GU27 1PG	No objection
WA/2017/0653	Erection of front porch and alterations to garage to form habitable accommodation.	TAMARIX, 37 COURTS HILL ROAD, HASLEMERE GU27 2PN	No objection
WA/2017/0650	Erection of extensions following demolition of existing conservatory.	MAYFIELD, DENBIGH ROAD, HASLEMERE GU27 3AP	No objection
WA/2017/0628	Erection of 2 dwellings following demolition of existing building (revision of WA/2016/1908).	LAND TO THE REAR OF PEVENSEY, BEACON HILL ROAD, HINDHEAD GU27 2LA	Objection – see separate comments below

Planning Ref	Proposal	Site Address	Comments
WA/2017/0663	Erection of extensions and alterations following demolition of existing extension; alterations to roof space to provide additional habitable accommodation.	3 WEST COTTAGES, HILL ROAD, HINDHEAD GU26 6QW	No objection

WA/2017/0529
The Committee agreed to object to this proposal on the following grounds (8 in favour, 2 abstentions):

- The proposed development constitutes overdevelopment and will result in a loss of amenity space for the existing property. As such the proposal is contrary to policies D1 and D4 of the Waverley Borough Council 2002 Local Plan.

PRA/2017/0001
The Committee objected to this application on the following grounds (10 in favour, 1 abstention):

- The recreation ground is a war memorial and was gifted to the community for recreational use – it is believed that there is a covenant on the land protecting its use for this purpose.
- Alcohol is present on the premises so is not suitable for children using it as a nursery.
- Adults using the changing rooms whilst the nursery is in use will not have been DBS cleared.
- Children using the outside space is a concern – the outside area would need to be fenced in to make it safe.
- There has been no active promotion of this building for use by other, more appropriate organisations (with a recreational/sporting use).

PC/2017/0006
The Committee considered this application and although they made no objection to the proposed development, the majority did raise concern about safe access from the A3, travelling west onto Knockhundred Lane.

It should be noted that both Cllrs Abeysundara and Round did not agree with the comment made above, and strongly supported this application.

WA/2017/0634
The Committee unanimously agreed to object to this proposal on the following grounds:

- The proposal is out of keeping with the street scene.
- The proposal constitutes overdevelopment of a small site.

As such the application is contrary to policies D1 and D4 of the Waverley 2002 Local Plan.

WA/2017/0628
The Committee agreed to object to this proposal on the following grounds:

- The proposal will overlook Grove Road
- The scheme will be substantially higher and have a much more significant visual impact that the existing use.
- There is very little amenity space proposed for this application.
- The Committee would like WBC to consider all recent applications on this site when reviewing this application as there is concern that the land allocated for parking falls within another application's boundary.

50/17 <u>Neighbourhood Plan</u>

Cllr Odell provided an update to the committee on the meeting with WBC on 27th April to discuss whether to include site allocations in the neighbourhood plan or let WBC include them in its Local Plan Part 2.

If HTC were to allocate sites there would be a lot more additional work needed on the existing neighbourhood plan. Although WBC has recently undertaken a call for sites, and is happy to share this information with HTC, it would be up to HTC to consult further on all sites (those that have already been included in the existing draft of the plan and those promoted as part of WBC's recent call for sites consultation) to gain public feeling on which sites would be preferable.

If WBC were to allocate sites for the parish of Haslemere in its LPP2, they would undertake all of the work outlined above.

If WBC take on the allocation of sites it should be noted that both WBC officers are extremely keen to work with HTC to develop the options for sites, and would like HTC to have a positive input into this decision making process. They are acting transparently and fully understand that HTC should be involved throughout the entire process. They have agreed to continue having meetings with HTC to discuss plans, so hopefully the end result would be having the allocations within the LLP2 that suit both WBC, HTC and the community as a whole.

Another issue discussed was the timing of the neighbourhood plan. If WBC were to allocate sites, the advantages of the neighbourhood plan being finalised in parallel or slightly behind were highlighted. If this were the case, any allocations made in WBC's LLP2 would be publically known, and the neighbourhood plan could build on each of the allocations by having design criteria for each site, thus giving HTC and the neighbourhood plan more control on what is acceptable.

In light of this it is **resolved** that:

- WBC includes site allocations in its LPP2
- The Haslemere neighbourhood plan is timed to be adopted in parallel or slightly after the WBC LLP2

Action: Deputy Town Clerk to write a formal letter to WBC advising them of this decision.

51/17 HTC representation at Waverley Planning Committee

The Committee was reminded that Cllrs Abeysundara and Bradley would like to speak in favour of WA/2017/0277 & WA/2017/0278 when they are considered by the Waverley Southern Planning Committee.

Action: Deputy Clerk to add to hand over note.

52/17 Decisions and appeals

The contents of Appendix 3 to the Agenda were noted.

53/17 Highways update

Cllr Carter is gave an update:

- If any councillors have any outstanding highways issues they would like raised with the new SCC Councillors once elected, send them to the Deputy Clerk email address for logging.
- Cllr Carter attended a meeting with Highways England regarding the tunnel. The management of planned and unplanned closures is still not acceptable.

Action: Cllr Carter to draft a letter to Highways England CEO (who he has contact details for) and agree with the Clerk. Thursley Parish Council should be notified out of

courtesy that the letter is being sent as HTC has been communicating with them on this issue.

Cllr Edwards raised the issue of tourism drop off points in the town. Cllr Odell advised that the Museum has considered the issue and would welcome the facility to park coaches at Haslemere Recreation Ground, however it would be helpful to have the layby outside the book shop formalised into a coach drop off/pick up point.

Action: Add this request to the list of issues to be taken up with the new SCC councillor once elected.

54/17 Next meeting
25th May 2017

Meeting closed at 9.00pm

Signed:_____ Date: _____
Chairman of Planning

Appendix 3

HASLEMERE TOWN COUNCIL

DECLARATION OF PECUNIARY AND OTHER INTERESTS

LOCALISM ACT 2011 s. 27-34
The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012
The **Haslemere Town Council** Member Code of Conduct

Notification by Member of Pecuniary and Other Interests

(Please do not leave any boxes blank. If not appropriate, please state 'None'.)

I (insert full name),

Kirsten Lina Ellis

of (address including postcode),

3 Trendells Place Haslemere GU27 1FD until 27 June '19	thereafter	Herm House Scotland Lane Haslemere GU27 3AB

Being a Member **Haslemere Town Council** ("the Council") hereby GIVE NOTICE that I, my spouse or civil partner (or a person with whom I am living as husband and wife or as if we were civil partners[1]) (hereby referred to as 'partner') have the following disclosable pecuniary interest within the description set out in the Schedule to the Relevant Authorities (Disclosable Pecuniary Interest) Regulations 2012, made by the Secretary of State in accordance with Section 30 of the Localism Act 2011 ('the Localism Act').

[1] Section 30(3)(b) Localism Act 2011

1 Disclosable[2] Pecuniary Interests

Employment
Any employment, office, trade, profession or vocation carried on for profit or gain, or yourself, or your partner.

I am a self-employed writer and expect to take on teaching and creative writing mentor roles during my period as Councillor

Contracts
Any contract which is made between me or my spouse/partner (or a body in which that person has a beneficial interest) and the Council
(a) under which goods or services are to be provided or works are to be executed; and
(b) which has not been fully discharged.

None

Sponsorship
Any payment or provision of any other financial benefit (other than from the Town Council) made or provided to yourself, or your partner, within the period of 12 months ending on the date of this notification, in respect of any expenses incurred by me in carrying out duties as a member, or towards my election expenses.
This also includes payment or financial benefit from a trade union within the meaning of Trade Union and Labour Relations (Consolidation) Act 1992, Section 52.

None

[2] Specified in Schedule to the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012

Land
Any beneficial interest in land (e.g. my home) which is within the Town Council's area of yourself, or your partner.
This includes land which you, or your partner, own, lease, have the benefit of an options over, or have other rights in or over such as an easement or other burden or interest which carried the right to occupy land or receive income, or upon which you have a mortgage.

Heron House
Scotland Lane
Haslemere GU27 3AB (Owned solely by me)

Licences
Any licence (alone or jointly with others) to occupy land in the Town Council's area for a month or longer.

None

Corporate Tenancies
Any tenancy where (to my knowledge) -
(a) the landlord is the Town Council; and
(b) the tenant is a body in which I or my spouse/partner has a beneficial interest.

None

Securities

Any beneficial interest in securities of a body where—

(a) that body (to my knowledge) has a place of business or land in the Town Council's area; and

(b) either –

  (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or

  (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which I or my spouse/partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

(Securities means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000, Section 8, and other securities of any description, other than money deposited with a building society.)

None

I GIVE FURTHER NOTICE that I have the following

2 Other Interests[3]

Non-pecuniary interests that arise from my membership of or my occupation of a position of general control or management in the following bodies

Bodies to which I have been appointed or nominated by the Council

Haslemere Vision Haslemere Health Group

[3] *Specified by section 5.4 of the Haslemere Town Council Member Code of Conduct*

Bodies exercising functions of a public nature (eg another council, non departmental public body, executive agencies etc)

None

Bodies directed to charitable purposes (eg registered charities, local or national)

None

Bodies one of whose principal purposes include the influence of public opinion or policy (this includes political parties or trade unions and campaigning charities)

I have been asked to advise and observe Haslemere South Residents Association and represent members - over 250 households* in Haslemere South ward

I recognise and understand that it is a criminal offence (without reasonable excuse) to:

- Fail to tell the Town/Clerk/Monitoring Officer about any disclosable pecuniary interests within 28 days of election or re-election.
- Fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register
- Fail to notify the Town Clerk/Monitoring Officer within 28 days of a disclosable pecuniary interest that is not on the register that I have disclosed to a meeting
- Participate in any discussion or vote on a matter in which I have a disclosable pecuniary interest
- Knowingly or recklessly provide false or misleading information, in notifying the Town Clerk/Monitoring Officer or a meeting of a disclosable pecuniary interest.

Date	Signed
Kristel Ellis	Kristel Ellis

* I had believed it to be 200 members - but was corrected - 250 is currently the community household support for HSRA.

Appendix 4

Gmail

Query from public

Lisa O'Sullivan <town.clerk@haslemeretc.org> 31 May 2019 at 10:50
To: Kirsten Ellis <kirsten.ellis@haslemeretc.org>

Dear Kirsten,

Have had the following froma a member of the public, can you advise on the points he raises please?

Describe your request
I read with interest the details regarding the newly elected councillor Kirsten Ellis. It states that Kirsten is a long term resident of Haslemere - I understand she has been renting in the area for a couple of years whilst her house on Scotland Lane is built. This doesn't amount to long term in my view. I further understand Kirsten was elected to the committee of the Haslemere South Residents Association which isn't quite as described in her declaration of interests. I assume that as a result, and to avoid any conflict of interest, she would preclude herself from any public discussions regarding the proposed development at Red Court

Kind regards,

Lisa

Lisa O'Sullivan
Town Clerk
Haslemere Town Council

Telephone: 01428 658828
Visit our website www.haslemeretc.org
Like us on Facebook www.facebook.com/haslemeretowncouncil/
Follow us on Twitter @Haslemere TC

Lisa O'Sullivan <town.clerk@haslemeretc.org> 31 May 2019 at 15:04
To: Kirsten Ellis <kirsten.ellis@haslemeretc.org>

Hi Kirsten,

Given our earlier discussion, I can confirm that the following response has been sent:

> With reference to your email regarding Kirsten Ellis I can confirm:
>
> 1. She has been a Haslemere resident for 15 years.
> 2. She is no longer a committee member of HSRA.
> 3. The matter of whether she declares an interest and removes herself from any council meeting is a matter for her own judgement, given circumstances at the time of that meeting.
>
> I do hope that this helps.

[Quoted text hidden]
[Quoted text hidden]

Kirsten Ellis <kirsten.ellis@haslemeretc.org>
To: Lisa O'Sullivan <town.clerk@haslemeretc.org> 31 May 2019 at 18:54

Dear Lisa,

Thanks for your email, it is much appreciated.

Whomever wrote the email in question, I find it somewhat unnerving that a member of the public would think it appropriate to seek to influence which Councillors should discuss what and when, and to comment about such personal matters as my rental and living arrangements.

That seems like a very good, appropriate response, thank you.

Best wishes
Kirsten

[Quoted text hidden]

Lisa O'Sullivan <town.clerk@haslemeretc.org>
To: Kirsten Ellis <kirsten.ellis@haslemeretc.org> 3 June 2019 at 10:17

Dear Kirsten,

I'm afraid that when you put yourself forward for public office and publish personal statements in the public domain people can sometimes challenge you.

I have had a response to my email and am planning to respond back as follows (their response in blue / my writing in black). Perhaps we can discuss when you come in later?

With regard to point 1 - we met Kirsten and her partner Gregory about 3 years ago when they were considering buying a building plot on Scotland Lane. During that conversation they mentioned to us they were new to the area and lived in Wimbledon. They stated that once work on their new house commenced they would rent nearby. I therefore question whether they really are long term residents and ask whether this was ever verified and previous addresses were checked. **The WBC election team check that potential candidates fulfill the criteria to stand for election. It is not for this office to check every assertion made by elected councillors in their personal statements.**

With regard to point 2 - has this actually been checked? **If a councillor tells me that they are no longer serving on a committee then I have no reason to doubt it.**

I have an issue whether it is up to a councillors own judgment to remove themselves from a meeting if they have an interest which goes contrary to being impartial of a future planning matter when they have already declared themselves to be against the project and are doing everything to fight it. **When a matter such as this comes to committee, a councillor must firstly decide whether or not they have a pecuniary interest - this automatically prevents them from participating in discussion and they must withdraw from the room. In addition to considering whether they have a pecuniary interest they must consider whether they have a non-pecuniary interest with 'sufficient weight so as to undermine their ability to make an open-minded and objective decision'. In making this decision they need to consider what an ordinary member of the public, with knowledge of the relevant facts, would think. I need to stress that this is a decision to be made by the individual councillor - neither myself nor any other councillor can compel them to declare an interest. If, after the meeting, an individual feels that the councillor has breached the code of conduct by not declaring an interest and wishes to make a complaint this would be a matter for the Waverley Monitoring Officer.**

I do hope that this clarifies the situation.

Appendix 5

Statement on Review of the Neighbourhood Plan

Thank you for the opportunity to express our ongoing concerns relating to the settlement boundary element of the Neighbourhood Plan.

- The purpose of the Neighbourhood Plan is to clearly reflect a community-led consensus on its vision and values for future development in Haslemere, which the Haslemere Town Council NP working party is preparing to launch for public consultation and referendum.
- Once approved, Waverley Borough Council then pledges to follow the NP and refer to it as a blueprint for development for the duration of the LPP2 (2032). The draft NP has been long in the making, compiled after 6 years of dedicated research and community engagement by Haslemere Vision, and officially handed over to HTC earlier this year.

The working party (Councillors Odell, Barton, Weldon and Ellis) on the Neighbourhood Plan, in collaboration with Haslemere Vision delegates, were tasked with editing the final draft before its release. Given that some has elapsed between versions, part of this process naturally involved checking that all facts were up-to-date. Overall, in this final edit stage, all proposed amendments within the working party have been agreed upon except for the way the proposed settlement boundary changes were presented in the inherited draft passed by HTC in April.

Cllrs Weldon, Barton and Ellis recommend the need to remove proposed changes to the settlement boundary before the HTC formally re-adopt the NP in order to ensure that the Neighbourhood Plan will reflect the majority view within the Haslemere community before it goes out for public consultation and referendum. Chair Cllr Odell agreed that this issue was too contentious to be resolved within the working party and thus needed to be returned for a Full Council debate.

Our concern relates to this as a matter of the way in which HTC seeks to represent the views of the community through this document, and of public trust because of the way key facts about the settlement boundary are presented, so it is important they be resolved.

The reasons for our concern are:

- Haslemere Vision, which carried out the detailed public consultations that reflect these views, argued strongly against the proposed settlement boundary and its inclusion of AONB/AGLV sites as reflected in this standing draft.
- In Haslemere Vision's consultations, extensive polling of Haslemere residents in 2016 showed that the majority – 65% – of the Haslemere community expressed a very clear wish for development to be kept inside our existing settlement area. 24% wished to see only several small-scale greenfield developments with only 8% preferring a few large-scale greenfield developments. The data from this survey was collated with respondents asked about Haslemere's existing settlement area.
- In the latest Neighbourhood Plan draft, **this data on the majority wish for development to be outside the settlement boundary is erroneously transferred to align, not with the existing built settlement area to which it referred, but to the settlement boundary and maps proposed by WBC in the summer of 2018, as part of their proposed site allocations preparation for the Borough.** It therefore determines this as a presumed outcome, even though in Waverley's latest LPP2 draft it is still a proposal.
- HTC still has a say in whether or not we really wish to make all of these boundary changes and, given that WBC will take account of our local community's views through

our Neighbourhood Plan in preparing the next draft of LPP2, it is essential for them to actually represent the views of our community.

- **This WBC-proposed boundary contained included a small number of AONB and AGLV sites that were outside but contiguous to the previously, informally, accepted boundary.** WBC's argument was that these sites were needed to be able to fulfil the housing numbers imposed on them by central government. However, **Haslemere Vision argued that no AONB or AGLV sites should be included, a recommendation supported by** Natural England, CPRE, Surrey Hills AONB, Haslemere Vision, **but, against their advice HTC approved the WBC proposal and it was that boundary that was included in the draft NP adopted by HTC in April.**
- In the meantime, WBC had to delay their public consultation so their proposed boundary has still not been published or formally and they are still a long way from finalising the Local Plan Part 2. **WBC have indicated that the matter of this boundary should be decided at parish level, and that their preference would be to follow this lead as part of localism.**
- Given the length and depth of Haslemere Vision engagement to date, our Neighbourhood Plan should reflect the community's wishes, rather than contradict them. If it doesn't, then the Neighbourhood Plan referendum might become contentious among the public.
- We strongly feel that the proposed settlement boundary approved in April by HTC – which was drawn up specifically to include AONB/AGLV land – would be contrary to the principles of the Neighbourhood Vision and its consistent position on preventing harm to our landscape and environment, by potentially facilitating large-scale housing development on a protected landscape area.

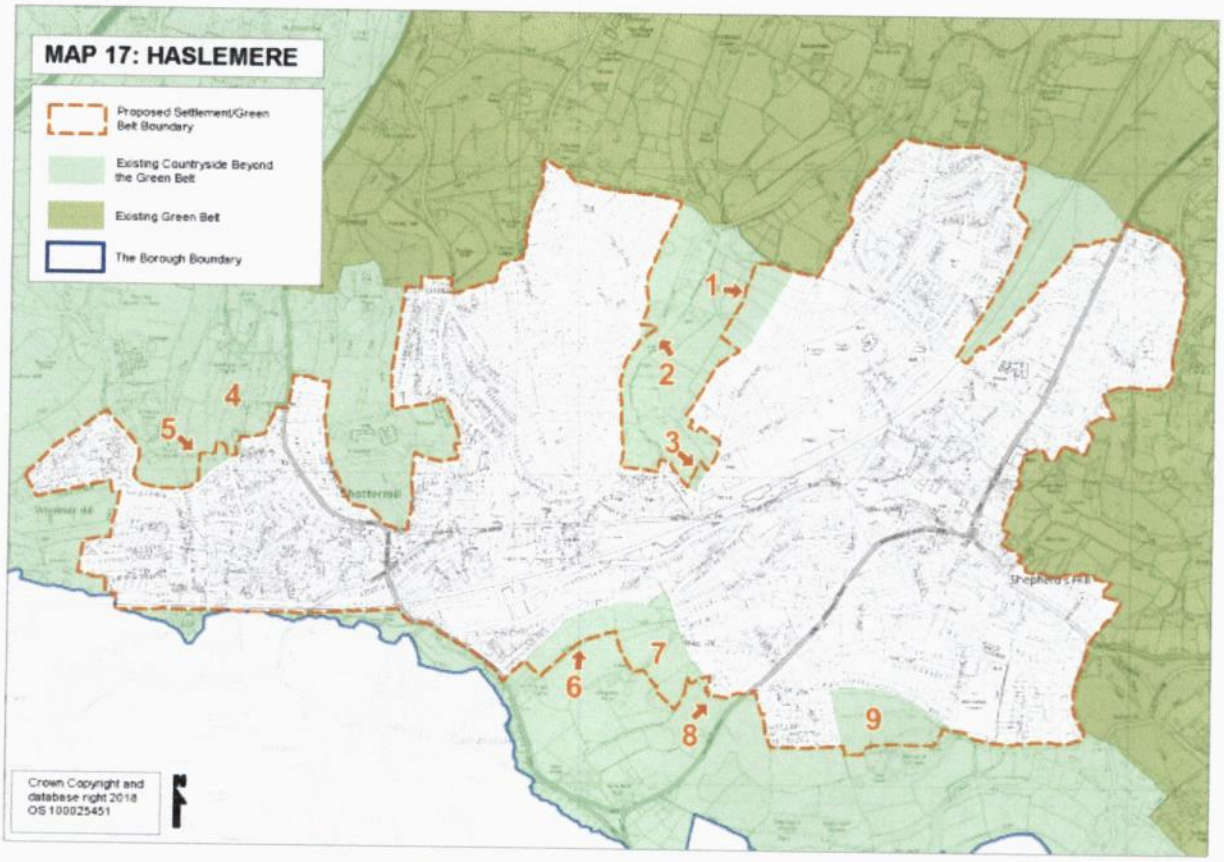
- We accept that it will be important to rework the correlation of development sites to housing needs, but also noted that a potential large-scale development of 50 dwellings (such as proposed at Red Court) would only contribute about 4 dwellings a year for the period of LPP2. This is a sufficiently small number that it could be accommodated by targeting some moderately higher densities in existing brownfield sites such as the Heights and the youth campus), plus windfall and other new sites, **without encroaching on AGLV/AONB and the SPA.**
- Haslemere's southern settlement boundary must not be moved to include land at Longdene and Red Court because it has AONB status under WBC's policy (AGLV to be treated as AONB) – this principle was confirmed by the High Court's decision with respect to Longdene and the Planning Inspectorate's subsequent decision of 10th January 2019. On this basis, it naturally follows that proposed site allocations at Scotland Lane and Longdene Field should also be excluded.

A couple of other points of context that we also discussed and agreed to be relevant:

- Both the planning and climate emergency contexts have changed significantly since the last draft of LPP2 was considered by the previous HTC, and since the adoption of the draft NP with its proposed settlement boundary and relevant wording about it was voted on by the former HTC in April 2019.
- Since then, in recognition of public concern on this issue and in line with Government directives, HTC has announced its commitment to act in awareness of our Climate and Biodiversity Emergency whilst WBC's recent corporate policy now explicitly states it intends to act with "a sense of responsibility for our environment, promoting biodiversity and protecting our planet." In addition, WBC has pledged to ensure "*responsible planning and development*" and acting to "*tighten planning guidance so that it is consistent with meeting local need and protecting the Green Belt.*"

- It is very clear that certain changes to the settlement boundary are incompatible with both the NP's own policies, HTC's statement on the Climate and Biodoversity Emergency and WBC's policies set out in LPP1: to protect AGLV, AONB, the SPA and related habitats, and national planning guidelines, in line with NPPF directives.
- WBC, in its Schedule of Proposed Main Modifications to LPP1, noted that: "*The protection and enhancement of the character and qualities of the Surrey Hills Area of Outstanding Natural Beauty (AONB), that is of national importance will be a priority and will include the management of national planning policies together with the Surrey Hills AONB Management Plan. [...] The same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV) which will be retained for its own sake and as buffer to the AONB until there is a review of the Surrey Hills AONB boundary, whilst recognising that the protection of the AGLV is commensurate with its status as a local landscape designation.*

This diagram corresponds to Figure 1a in the draft Neighbourhood Plan: "Haslemere Settlement Boundary."



It is important to note that the boundary in red is the <u>proposed and not allocated</u> boundary in discussion.

The existing Settlement Boundary is defined by the built-up area shaded white. This existing Settlement Boundary borders the Green Belt, AGLV/ AONB land and Countryside Beyond the Green Belt land. The boundary in red is the formerly HTC approved WBC proposed Settlement Boundary. [Confirm status of 1, 5 and 6, the rest looks like 'digitalised nibbling – NEED INPUT HERE]

The map must be revised to remove area 7 and 9 as in the case of 7 which was refused planning and needs to be removed as a site, while 9 must be excluded on the basis of LPP2

clause 2.31 which "excludes low density residential areas, including single properties, which may have wooded or uncultivated curtilages, as laid out in WBC's Protecting Places: Settlement Boundaries (see accompanying document) 2.31.

In conclusion, we believe site allocations on AONB/AGLV assigned by WBC for LPP2 should fit with HTC's own commitment to enhance its landscape, environment and protect biodiversity, and each are required to be evaluated on their own merits. As Haslemere Vision originally proposed, development requirements can be comfortably accommodated within the life of the Neighbourhood Plan without encroaching into the AONB/AGLV or by treating these sites as Reserve Sites, so that brownfield and in-fill sites can be prioritised.

We therefore recommend that the Neighbourhood Plan should not include any changes to the Haslemere settlement boundary that create a presumption in favour of large-scale developments on AONB/AGLV land outside of the existing settlement boundary.

We would prefer to take their recommendations as to the boundary's determination into account. Such a decision would be premature and inappropriate prior to the completion of the LPP2 process and the consideration of the suitability of allocations that are just proposals at this stage.

A case for exceptional circumstances and need on the basis of housing numbers cannot be argued to justify these proposed site allocations. Although WBC put forward the proposed boundary that included several AONB and AGLV sites, their argument being that these sites were needed to be able to fulfil the housing numbers imposed on them by central government, It gives HTC has the right for its own say on where development takes place. It is erroneous and misleading for the public to see their majority support for no development outside the original settlement boundary transferred over as though it reflects the proposed settlement boundary.

Whilst Haslemere needs to prioritise housing needs and meet its quota, especially affordable housing near to amenities and station which do not require parking, to date it is well on track to meet its needs:

- Haslemere total required - 990 Dwellings – this needs to include higher-density flats/affordable near station
- We have built (or plan to build) 450 houses to date
- High density within the settlement area can be as much as 70 Dwell/Hectare - Detached only 9 Dwell/ha
- The LPP2 plan has 411 designated houses within its site allocations
- Current windfall has been 41 per year since 2018.
- With the removal of the largest-scale development DS 18/Red Court (50) that would leave 181 houses left to be built in 12 years. For instance, this means building an additional 11 dwellings if Red Court is included and only 15 a year if it is removed from LPP2, a difference of only 4 dwellings per year.
- With reasonable density applications, the housing targets can be met, CIL can be accrued in the usual manner; alternative sites exist which can be brought forward to avoid encroaching on AONB/AGLV.
- There is no need to extend the Haslemere settlement boundary significantly into the AONB land without exceptional justification, which is not reflected by the current rate of development in Haslemere.

We therefore propose the following next steps:

1. The Neighbourhood Plan document to be revised and resubmitted to the Town Clerk.
2. Full Council on November 28th, 2019 to consider and vote on resolution to re-adopt the Neighbourhood Plan and to support Haslemere Vision's recommendation to proceed with the existing settlement boundary in rejection of the proposed settlement boundaries at Scotland Lane and Longdene.
3. Full Council to proceed to Regulation 14 consultation and to notify WBC accordingly.

References:

Definition of Inappropriate Development of AONB/AGLV

Inappropriate development is by definition harmful and should only be approved in very special and exceptional circumstances. It should only be justified where the potential harm by reason of inappropriateness, and any other harm, is clearly outweighed.

Substantial weight should be given to the harm to designated landscapes intended to be afforded protection under the NPPF. The benefits must clearly outweigh the harm, and the High Court's recent ruling in the case of Longdene, is that if did not.

WBC and NPPF policy

It is important to remember that WBC have a statutory responsibility and duty regarding conserving and enhancing AONB/AGLV within its care.

WBC's own policy requires that: '*The same principles for protecting the AONB will apply in the Area of Great Landscape Value (AGLV)*' (Policy: RE3, LLP1).

> 172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.
>
> 170. Planning policies and decisions should contribute to and enhance the natural and local environment by:
>
> a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
>
> b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

The suggestion is being put to the Council to reject the proposed settlement boundary to remove any undue pre-determination on AONB/AGLV land.

From: Waverley Local Plan Part 2: Non Strategic Policies and Sites Issues and Options Consulation. Chapter 2: Protecting Places: Settlement Boundaries

Settlement Boundary Review Criteria
2.30 The criteria to be used to review the boundaries are based on the criteria used for Local Plan 2002 with some amendments to comply with changes in national policy.

2.31 The settlement boundary should:

- Reflect the extent of the main built up area, but the boundary should not encompass every building that forms part of the settlement.
- Clearly follow defined physical features such as wall, fences, hedgerows, roads and streams. However, some boundaries may follow along the rear of built development rather than physical features to prevent inappropriate backland development, for instances where dwellings have large back gardens. This approach is in accordance with paragraph 53 of the NPPF.
- Take into account the visual character of the settlements, the density and pattern of built development.
- Include new development which is adjacent to the settlement boundary and relates more to the built environment than to the surrounding countryside. This includes sites that have been developed after adoption of Local Plan 2002.
- Exclude isolated and sporadic development that is clearly detached from the main built up area.
- Exclude low density residential areas, including single properties, which may have wooded or uncultivated curtilages.

Appendix 6

Kirsten Ellis <kirsten.ellis@haslemeretc.org> Mon, 25 Nov 2019, 13:12

to daniel.bainbridge

25 November 2019

Dear Daniel

Further to our conversation last week, I wish to clarify the outcome of our discussion.

I called you because, in advance of a scheduled discussion regarding Haslemere's Neighbourhood Plan and the settlement boundary proposed to be included within it, the Haslemere Town Clerk had suggested I consider whether I have a non-pecuniary conflict of interest in the matter regarding the Red Court site allocation (DS 15 (formerly DS 18) in Waverley's draft Local Plan) in the light of clauses 6(4) and 6(5) of the Members' Code of Conduct.

In short, I was asked – should I, under cl. 6(4) "[...[declare any...non-pecuniary interest(s) that [I] consider to have sufficient weight so as to undermine [my] ability to make an open-minded and objective decision," the test to apply under cl. 6(5) being what would an ordinary member of the public think with knowledge of the relevant facts.

As I discussed with you, in applying this test, I do not in my judgement have a non-pecuniary interest in the matter of Red Court and therefore have no automatic need to exclude myself from any consideration of it by withdrawing from the chamber for the duration of it being discussed.

As an Independent Councillor for Haslemere South, I was elected by the townspeople of Haslemere based on my position pledging to seek to ensure the protection of our local environment, green spaces and biodiversity from large-scale, rural development in and around the town. It is worth noting that a number of our new Councillors were voted in on an environmental platform, reflecting this shift in public opinion.

It is part of the stated objective of both HTC and WBC to protect its green spaces, protected landscape and biodiverse habitats, so what I campaigned for – and what I seek to represent – is merely in alignment with parish council, borough council and government policies.

With respect to Haslemere's settlement boundary, I live close to the boundary as do several of the town's Councillors, as you would expect. The fact that I live less than half-a-mile from a proposed development site allocation (whether inside or outside the settlement boundary) is something common to multiple Councillors and not something which creates a non-pecuniary interest or would automatically impact the ability to remain objective; if this was the case, no parish council could vote on its Neighbourhood Plan which affects development in, or the character of, a village or town. From my own perspective, as I mentioned on the phone, I do not consider that I have any particular conflict of interest regarding taking part in Council discussions or voting on this matter of the Neighbourhood Plan, the matter of the proposed settlement boundary or any site allocations in it, and if I were asked to withdraw from discussion or votes in relation to these items, I think the perception might reasonably be that those who voted for me to represent their views that would effectively have had their vote disenfranchised.

During our conversation, you explained the definition set out above and we discussed the application of it to my circumstances, also set out above.

I would be grateful if you could confirm that the above accurately reflects our phone conversation? Given the Council meeting is on Thursday, it would be appreciated if you could get back to me by the end of tomorrow. Thank you.

Kind regards
Kirsten Ellis
Independent Councillor (Haslemere South)

Daniel Bainbridge <Daniel.Bainbridge@waverley.gov.uk> Mon, 25 Nov 2019, 16:01

to me

Dear Kirsten,

Thank you for your email. As discussed last week, I was happy to advise you in respect of your query.

I think what you have said in your email fairly reflects our discussion. The only clarification I would make is in respect of two areas.

Firstly, where you say (my underlining added) – "As I discussed with you, in applying this test, I do not in my judgement have a non-pecuniary interest in the matter of Red Court and therefore have no automatic need to exclude myself from any consideration of it by withdrawing from the chamber for the duration of it being discussed. "

Really just to clarify here that a non-pecuniary interest will never give rise to an automatic need to exclude yourself from a meeting or other consideration of a matter. Instead a non-pecuniary interest may give rise to the need for you to carefully consider the test set out in clauses 6(4) and 6(5) of the Code of Conduct.

Secondly, where you say (my underlining added) – "The fact that I live less than half-a-mile from a proposed development site allocation (whether inside or outside the settlement boundary) is something common to multiple Councillors and not something which creates a non-pecuniary interest"

My advice here was that living close to a site that is proposed to be allocated or which is subject to a planning application could be a pecuniary interest and could then give rise to the need to consider that same test.

Clearly if you have, as you have done, undertaken that thought process and concluded that any non-pecuniary interest does not give rise to the need to withdraw, because it does not in your view undermine your ability to make an open-minded and objective decision, then that is your conclusion and you will take care to ensure you tread the right line when making public statements, commenting on the allocation or application, and so on.

I hope that assists. As I say, I only wanted to clarify those points do that it is consistent with advice the Monitoring Officer gives to Borough, Town and Parish Councils.

Kind regards,
Daniel

Daniel Bainbridge
Borough Solicitor and Deputy Monitoring Officer

Waverley Borough Council
Direct Line: 01483 523235
www.waverley.gov.uk

25 November 2019

Dear Daniel

Further to our conversation last week, I wish to clarify the outcome of our discussion.

I called you because, in advance of a scheduled discussion regarding Haslemere's Neighbourhood Plan and the settlement boundary proposed to be included within it, the Haslemere Town Clerk had suggested I consider whether I have a non-pecuniary conflict of interest in the matter regarding the Red Court site allocation (DS 15 (formerly DS 18) in Waverley's draft Local Plan) in the light of clauses 6(4) and 6(5) of the Members' Code of Conduct.

In short, I was asked – should I, under cl. 6(4) "[...[declare any...non-pecuniary interest(s) that [I] consider to have sufficient weight so as to undermine [my] ability to make an open-minded and objective decision," the test to apply under cl. 6(5) being what would an ordinary member of the public think with knowledge of the relevant facts.

As I discussed with you, in applying this test, I do not in my judgement have a non-pecuniary interest in the matter of Red Court and therefore have no automatic need to exclude myself from any consideration of it by withdrawing from the chamber for the duration of it being discussed.

As an Independent Councillor for Haslemere South, I was elected by the townspeople of Haslemere based on my position pledging to seek to ensure the protection of our local environment, green spaces and biodiversity from large-scale, rural development in and around the town. It is worth noting that a number of our new Councillors were voted in on an environmental platform, reflecting this shift in public opinion.

It is part of the stated objective of both HTC and WBC to protect its green spaces, protected landscape and biodiverse habitats, so what I campaigned for – and what I seek to represent – is merely in alignment with parish council, borough council and government policies.

With respect to Haslemere's settlement boundary, I live close to the boundary as do several of the town's Councillors, as you would expect. The fact that I live less than half-a-mile from a proposed development site allocation (whether inside or outside the settlement boundary) is something common to multiple Councillors and not something which creates a non-pecuniary interest or would automatically impact the ability to remain objective; if this was the case, no parish council could vote on its Neighbourhood Plan which affects development in, or the character of, a village or town. From my own perspective, as I mentioned on the phone, I do not consider that I have any particular conflict of interest regarding taking part in Council discussions or voting on this matter of the Neighbourhood Plan, the matter of the proposed settlement boundary or any site allocations in it, and If I were asked to withdraw from discussion or votes in relation to these items, I think the perception might reasonably be that those who voted for me to represent their views that would effectively have had their vote disenfranchised.

During our conversation, you explained the definition set out above and we discussed the application of it to my circumstances, also set out above.

I would be grateful if you could confirm that the above accurately reflects our phone conversation? Given the Council meeting is on Thursday, it would be appreciated if you could get back to me by the end of tomorrow. Thank you.

Kind regards
Kirsten Ellis
Independent Councillor (Haslemere South)

MonitoringOfficer <MonitoringOfficer@waverley.gov.uk> Fri, 11 Sept 2020, 12:29

to me, Robin

Dear Councillor Ellis

Thank you for your email received on 9 September. Robin Taylor is currently away from the office and I am therefore responding on his behalf.

I have carefully read your further comments about the Monitoring Officer's informal investigation into the complaints about your conduct as a Haslemere Town Council and I am afraid there is very little I can add to Mr Taylor's comments in his email to you of 1 September.

It is accepted that the informal investigation of these complaints has taken much longer that would normally have been the case, and the reasons for the delay have been explained to you on a number of occasions. Mr Taylor is very aware of the impact of the investigation on the well-being of all concerned, and has tried to progress matters as quickly as possible.

Contrary to the suggestion in your email, Mr Taylor has in fact concluded that you may have had a non-pecuniary interest to declare at the Town Council's meeting on 28 November 2019, and it is for this reason he has decided that this aspect of the complaints requires formal investigation by an external investigator. Mr Taylor will be in touch with you as soon as possible to let you know more about this process and likely timescales.

I am afraid I can add nothing more to Mr Taylor's explanation of why it is considered that you may have had a non-pecuniary interest, other than to repeat that this conclusion was reached because your property adjoins the Red Court site and you have played a role in the campaign by local residents to oppose the inclusion of Red Court within the Settlement Boundary in the new Haslemere Neighbourhood Plan.

I have noted your comments regarding why you believe you had no non-pecuniary interest to declare, and I am sorry you found the advice I gave you prior to the Town Council's meeting on 28 November 2019 to be unhelpful. As acknowledged in your email, ultimately it is a matter for an elected member to decide whether they have an interest to declare, taking into account what an ordinary member of the public with

knowledge of the relevant facts would think. As I explained during that conversation, there is no fixed distance within (or without) which a Councillor would automatically attract a non-pecuniary interest. The only other point I would make is that it is not just the views of those in your ward which you should take into account, but also the views of members of the public in the wider community – in effect, any 'reasonable person'.

Finally, I am sorry that your planned meeting with Waverley's Independent Person arranged for 9 September did not take place. I will speak with the Independent Person to find out what happened and to ask whether she could make contact with you to arrange a new meeting date.

Yours sincerely

Daniel Bainbridge
Deputy Monitoring Officer

Kirsten Ellis <kirsten.ellis@haslemeretc.org> Thu, 24 Oct 2019, 15:45
to Lisa

Dear Lisa,

It has just come to my attention that my private address and private contact details are posted online via the Council website.

https://www.haslemeretc.org/uploads/1/1/5/9/115942197/ellis.pdf

While I appreciate some aspects of this form may need to be publicly declared, I was unaware that this form would be made public, and would have requested that my private address/contact details and authorising signature be redacted/blacked out/removed or whatever you do in such cases so that my privacy is not compromised.

Many thanks for your help.
Kind regards
Kirsten

Lisa O'Sullivan <town.clerk@haslemeretc.org> Mon, 22 Jun 2020, 10:03
to me

Hi Kirsten, yes it's registered with me and the Monitoring Officer, just not on the website. The Monitoring Officer has already asked me about why your address isn't

shown online and I have explained the circumstances to him.

Kind regards,

Lisa

Lisa O'Sullivan
Town Clerk
Haslemere Town Council

Telephone: 01428 658828
Visit our website www.haslemeretc.org
Like us on Facebook www.facebook.com/haslemeretowncouncil/
Follow us on Twitter @Haslemere TC

On Fri, 19 Jun 2020 at 14:21, Kirsten Ellis <kirsten.ellis@haslemeretc.org> wrote:
Dear Lisa,
I hope you are well.
I'd be grateful for your help with the following.
In preparing for my meeting with the Monitoring Officer at Waverley, I revisited my declaration of interest statement which is online on the HTC website. Under 'Land" as a new Cllr, I had declared the property I own in Haslemere, being my private address. Some months later, having not realising until then that my private address was visible online in this way, I asked you if you could remove my private address from the HTC website, although this was not in any way an intention to retract my declaration of the fact that I owned a property in Haslemere, simply a matter of safeguarding my privacy. I emailed you about this (Oct 24) and then my recollection of this matter is that we spoke of it, in connection with my concern over stalker incidents that were sufficiently concerning that I had contacted Surrey Police several years prior, who opened an investigation. You said you would remove the address, which you then did; I thought no more of it. I trust that my declaration of interest ie. ownership of a property in Haslemere is registered in the necessary way nonetheless?
Thanks for your help,
Best wishes
Kirsten

Appendix 7

Communities
and Local Government

A plain English guide to the Localism Act

November 2011
Department for Communities and Local Government

Similar powers have been given to Fire and Rescue Authorities, Integrated Transport Authorities, Passenger Transport Executives, Combined Authorities and Economic Prosperity Boards.

Abolition of the Standards Board

Councillors play a crucial role in local life. The people who elect them have the right to expect the highest standards of behaviour. The Government thinks it is important to have safeguards to prevent the abuse of power and misuse of public money. Currently, all local authorities must, by law, adopt a national code of conduct and a standards committee to oversee the behaviour of their councillors and receive complaints. A central body, the Standards Board for England, regulates each of these committees.

In practice, however, this system of safeguards is ineffective. It is too easy for people to put forward ill-founded complaints about councillors' conduct. Lengthy debates about petty complaints or deliberately harmful accusations can undermine people's faith in local democracy and put them off standing for public office.

Through the Localism Act, the Government has abolished the Standards Board regime. Instead, local authorities will draw up their own codes, and it will become a criminal offence for councillors to deliberately withhold or misrepresent a financial interest. This means that councils will not have to spend time and money investigating trivial complaints, while councillors involved in corruption and misconduct will face appropriately serious sanctions. This provides a more effective safeguard against unacceptable behaviour.

Clarifying the rules on predetermination

In parallel with the abolition of the Standards Board, the Government has used the Localism Act to clarify the rules on 'predetermination'. These rules were developed to ensure that councillors came to council discussions - on, for example, planning applications - with an open mind. In practice, however, these rules had been interpreted in such a way as to reduce the quality of local debate and stifle valid discussion. In some cases councillors were warned off doing such things as campaigning, talking with constituents, or publicly expressing views on local issues, for fear of being accused of bias or facing legal challenge.

The Localism Act makes it clear that it is proper for councillors to play an active part in local discussions, and that they should not be liable to legal challenge as a result. This will help them better represent their constituents and enrich local democratic debate. People can elect their councillor confident in the knowledge that they will be able to act on the issues they care about and have campaigned on.

In the past, regional strategies formed an unaccountable bureaucratic layer on top of local government. Instead, the Government thinks that local authorities and other public bodies should work together on planning issues in ways that reflect genuine shared interests and opportunities to make common cause. The duty requires local authorities and other public bodies to work together on planning issues.

Neighbourhood planning

Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live. The Act introduces a new right for communities to draw up a neighbourhood plan.

Neighbourhood planning will allow communities, both residents, employees and business, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go – and what they should look like.

These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead.

Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.

Local planning authorities will be required to provide technical advice and support as neighbourhoods draw up their proposals. The Government is funding sources of help and advice for communities.[1] This will help people take advantage of the opportunity to exercise influence over decisions that make a big difference to their lives.

Community right to build

As part of neighbourhood planning, the Act gives groups of local people the power to deliver the development that their local community want. They may wish to build new homes, businesses, shops, playgrounds or meeting halls. A community organisation, formed by members of the local community, will be able to bring forward development proposals which, providing they meet

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[1] More information and details of support can be found at http://www.communities.gov.uk/documents/planningandbuilding/pdf/1985896.pdf

The overall effect of the Act

Taken together, the measures in the Act mean:

New freedoms and flexibilities for local government

The Act:

- gives local authorities everywhere the formal legal ability and greater confidence to get on with the job of responding to what local people want
- cuts red tape to enable councillors everywhere to play a full and active part in local life without fear of legal challenge
- encourages a new generation of powerful leaders with the potential to raise the profile of English cities, strengthen local democracy and boost economic growth
- enables ministers to transfer functions to public authorities in cities in order to harness their potential to drive growth and prosperity
- reforms the governance of London so that more power lies in the hands of elected representatives who are democratically accountable to London's citizens

New rights and powers for local communities

The Act:

- makes it easier for local people to take over the amenities they love and keep them part of local life
- ensures that local social enterprises, volunteers and community groups with a bright idea for improving local services get a chance to change how things are done
- enables local residents to call local authorities to account for the careful management of taxpayers' money

Reform to make the planning system clearer, more democratic and more effective

The Act:

- places significantly more influence in the hands of local people over issues that make a big difference to their lives
- provides appropriate support and recognition to communities who welcome new development
- reduces red tape, making it easier for authorities to get on with the job of working with local people to draw up a vision for their area's future

Appendix 8

Gmail

Kirsten Ellis <kirsten.ellis@haslemeretc.org

ACTION: Freedom of Information Request

10 messages

Lisa O'Sullivan <town.clerk@haslemeretc.org> 8 November 2019 at 09:2
To: "Brigitte Hewett (HTC)" <brigitte.hewett@haslemeretc.org>, Claire Matthes <claire.matthes@haslemeretc.org>, David Dullaway <david.dullaway@haslemeretc.org>, David Round <david.round@haslemeretc.org>, Gary Lloyd <gary.lloyd@haslemeretc.org>, Geoffrey Whitby <geoffrey.whitby@haslemeretc.org>, Isabelle Cole <isabelle.cole@haslemeretc.org>, Jacquie Keen <jacquie.keen@haslemeretc.org>, Jean Arrick <jean.arrick@haslemeretc.org>, Jerome Davidson <jerome.davidson@haslemeretc.org>, John Robini <john.robini@haslemeretc.org>, Kirsten Ellis <kirsten.ellis@haslemeretc.org>, Lisa O'Sullivan <town.clerk@haslemeretc.org>, Melanie Odell <melanie.odell@haslemeretc.org>, Nikki Barton <nikki.barton@haslemeretc.org>, Peter Isherwood <peter.isherwood@haslemeretc.org>, Peter Nicholson <peter.nicholson@haslemeretc.org>, Simon Dear <simon.dear@haslemeretc.org>, Terry Weldon <terry.weldon@haslemeretc.org>

In accordance with an FoI request I have received, please can you provide me with any correspondence, on Council business, that you had between 1 September 2017 and 5 November 2019 inclusive with:

Cratus Communications (the communications agency for Redwood South West Ltd).
Mr Brian Cox and Mrs Rebecca Cox

Please respond by Friday 15th November.

Kind regards,

Lisa

Lisa O'Sullivan
Town Clerk
Haslemere Town Council

Telephone: 01428 658828
Visit our website www.haslemeretc.org
Like us on Facebook www.facebook.com/haslemeretowncouncil/
Follow us on Twitter @Haslemere TC

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mon Dear <simon.dear@haslemeretc.org> 9 November 2019 at 09:08
o: Lisa O'Sullivan <town.clerk@haslemeretc.org>
Cc: "Brigitte Hewett (HTC)" <brigitte.hewett@haslemeretc.org>, Claire Matthes <claire.matthes@haslemeretc.org>, David Dullaway <david.dullaway@haslemeretc.org>, David Round <david.round@haslemeretc.org>, Gary Lloyd <gary.lloyd@haslemeretc.org>, Geoffrey Whitby <geoffrey.whitby@haslemeretc.org>, Isabelle Cole <isabelle.cole@haslemeretc.org>, Jacquie Keen <jacquie.keen@haslemeretc.org>, Jean Arrick <jean.arrick@haslemeretc.org>, Jerome Davidson <jerome.davidson@haslemeretc.org>, John Robini <john.robini@haslemeretc.org>, Kirsten Ellis <kirsten.ellis@haslemeretc.org>, Melanie Odell <melanie.odell@haslemeretc.org>, Nikki Barton <nikki.barton@haslemeretc.org>, Peter Isherwood <peter.isherwood@haslemeretc.org>, Peter Nicholson <peter.nicholson@haslemeretc.org>, Terry Weldon <terry.weldon@haslemeretc.org>

Dear Lisa,

The only third party communication I have on my computer in respect of Red Court is attached. I have had no other correspondence.

Regards,

Simon.

S.P.M. Dear BSc MRICS
Waverley Borough & Haslemere Town Councillor.
Hillside House
Petworth Road
Haslemere

Surrey GU27 2HZ

On 8 Nov 2019, at 09:28, **Lisa O'Sullivan** <town.clerk@haslemeretc.org> **wrote**:

In accordance with an FoI request I have received, please can you provide me with any correspondence, on Council business, that you had between 1 September 2017 and 5 November 2019 inclusive with:

Cratus Communications (the communications agency for Redwood South West Ltd).
Mr Brian Cox and Mrs Rebecca Cox

Please respond by Friday 15th November.

Kind regards,

Lisa

Lisa O'Sullivan
Town Clerk
Haslemere Town Council

Telephone: 01428 658828
Visit our website www.haslemeretc.org
Like us on Facebook www.facebook.com/haslemeretowncouncil/
Follow us on Twitter @Haslemere TC

Red Court Card
202K

Gary Lloyd <gary.lloyd@haslemeretc.org> 11 November 2019 at 15:37
To: Simon Dear <simon.dear@haslemeretc.org>
Cc: Lisa O'Sullivan <town.clerk@haslemeretc.org>, "Brigitte Hewett (HTC)" <brigitte.hewett@haslemeretc.org>, Claire Matthes <claire.matthes@haslemeretc.org>, David Dullaway <david.dullaway@haslemeretc.org>, David Round <david.round@haslemeretc.org>, Geoffrey Whitby <geoffrey.whitby@haslemeretc.org>, Isabelle Cole <isabelle.cole@haslemeretc.org>, Jacquie Keen <jacquie.keen@haslemeretc.org>, Jean Arrick <jean.arrick@haslemeretc.org>, Jerome Davidson <jerome.davidson@haslemeretc.org>, John Robini <john.robini@haslemeretc.org>, Kirsten Ellis <kirsten.ellis@haslemeretc.org>, Melanie Odell <melanie.odell@haslemeretc.org>, Nikki Barton <nikki.barton@haslemeretc.org>, Peter Isherwood <peter.isherwood@haslemeretc.org>, Peter Nicholson <peter.nicholson@haslemeretc.org>, Terry Weldon <terry.weldon@haslemeretc.org>

Hi Simon,

Please don't send me abusive and upsetting material like this again, even if it was intended as a joke.

I'm not sure of the context but it's clearly not what Lisa asked for and even if it had been she didn't ask you to share your personal communications with anyone other than her.

Many thanks,

Gary
[Quoted text hidden]
[Quoted text hidden]
<Red Court Card>
[Quoted text hidden]

Simon Dear <simon.dear@haslemeretc.org> 11 November 2019 at 16:02

To: Gary Lloyd <gary.lloyd@haslemeretc.org>
Cc: Lisa O'Sullivan <town.clerk@haslemeretc.org>, "Brigitte Hewett (HTC)" <brigitte.hewett@haslemeretc.org>, Claire Matthes <claire.matthes@haslemeretc.org>, David Dullaway <david.dullaway@haslemeretc.org>, David Round <david.round@haslemeretc.org>, Geoffrey Whitby <geoffrey.whitby@haslemeretc.org>, Isabelle Cole <isabelle.cole@haslemeretc.org>, Jacquie Keen <jacquie.keen@haslemeretc.org>, Jean Arrick <jean.arrick@haslemeretc.org>, Jerome Davidson <jerome.davidson@haslemeretc.org>, John Robini <john.robini@haslemeretc.org>, Kirsten Ellis <kirsten.ellis@haslemeretc.org>, Melanie Odell <melanie.odell@haslemeretc.org>, Nikki Barton <nikki.barton@haslemeretc.org>, Peter Isherwood <peter.isherwood@haslemeretc.org>, Peter Nicholson <peter.nicholson@haslemeretc.org>, Terry Weldon <terry.weldon@haslemeretc.org>

This is no joke. I believe the Police may have been informed by the Town Hall.

I have seen protesters like this escalate to death threats against planning officers and Councillors.

This was the only third party (ie non-inter Council) communication I had on my computer in relation to Red Court and was intended to demonstrate the fullest cooperation with the FOI request from the member of the public.

Simon
[Quoted text hidden]

Gary Lloyd <gary.lloyd@haslemeretc.org> 11 November 2019 at 17:26
To: Simon Dear <simon.dear@haslemeretc.org>
Cc: Lisa O'Sullivan <town.clerk@haslemeretc.org>, "Brigitte Hewett (HTC)" <brigitte.hewett@haslemeretc.org>, Claire Matthes <claire.matthes@haslemeretc.org>, David Dullaway <david.dullaway@haslemeretc.org>, David Round <david.round@haslemeretc.org>, Geoffrey Whitby <geoffrey.whitby@haslemeretc.org>, Isabelle Cole <isabelle.cole@haslemeretc.org>, Jacquie Keen <jacquie.keen@haslemeretc.org>, Jean Arrick <jean.arrick@haslemeretc.org>, Jerome Davidson <jerome.davidson@haslemeretc.org>, John Robini <john.robini@haslemeretc.org>, Kirsten Ellis <kirsten.ellis@haslemeretc.org>, Melanie Odell <melanie.odell@haslemeretc.org>, Nikki Barton <nikki.barton@haslemeretc.org>, Peter Isherwood <peter.isherwood@haslemeretc.org>, Peter Nicholson <peter.nicholson@haslemeretc.org>, Terry Weldon <terry.weldon@haslemeretc.org>

The content is pathetic, but how did that card get between you and Cratus or Mr or Mrs Cox? If it was sent digitally then you haven't shared details of the email or message it was sent with.. Either way, there was no request to share it with anyone other than Lisa.

It's also worth noting that Lisa's FOI request asks for all correspondence - which may be stored on backup disks, in the Cloud, mobile phones, notes on paper etc and not only on your computer.

Kind regards,

Gary
[Quoted text hidden]

Simon Dear <simon.dear@haslemeretc.org> 11 November 2019 at 17:44
To: Gary Lloyd <gary.lloyd@haslemeretc.org>
Cc: Lisa O'Sullivan <town.clerk@haslemeretc.org>, "Brigitte Hewett (HTC)" <brigitte.hewett@haslemeretc.org>, Claire Matthes <claire.matthes@haslemeretc.org>, David Dullaway <david.dullaway@haslemeretc.org>, David Round <david.round@haslemeretc.org>, Geoffrey Whitby <geoffrey.whitby@haslemeretc.org>, Isabelle Cole <isabelle.cole@haslemeretc.org>, Jacquie Keen <jacquie.keen@haslemeretc.org>, Jean Arrick <jean.arrick@haslemeretc.org>, Jerome Davidson <jerome.davidson@haslemeretc.org>, John Robini <john.robini@haslemeretc.org>, Kirsten Ellis <kirsten.ellis@haslemeretc.org>, Melanie Odell <melanie.odell@haslemeretc.org>, Nikki Barton <nikki.barton@haslemeretc.org>, Peter Isherwood <peter.isherwood@haslemeretc.org>, Peter Nicholson <peter.nicholson@haslemeretc.org>, Terry Weldon <terry.weldon@haslemeretc.org>

I have no record of how I got it and I certainly wouldn't attribute it to any party without irrefutable evidence.

If wholehearted compliance with the spirit of the FOI request also reminds councillors to be extremely careful in what they say and to whom they say it about Red Court, then I think that's no bad thing.

I am aware of the 'drafts, email, notes & recordings' as well as paper record requirements of the Act.

BW

Simon
[Quoted text hidden]

Kirsten Ellis <kirsten.ellis@haslemeretc.org> 12 November 2019 at 09:47
To: Lisa O'Sullivan <town.clerk@haslemeretc.org>
Cc: "Brigitte Hewett (HTC)" <brigitte.hewett@haslemeretc.org>, Claire Matthes <claire.matthes@haslemeretc.org>, David Dullaway

<david.dullaway@haslemeretc.org>, David Round <david.round@haslemeretc.org>, Gary Lloyd <gary.lloyd@haslemeretc.org>, Geoffrey Whitby <geoffrey.whitby@haslemeretc.org>, Isabelle Cole <isabelle.cole@haslemeretc.org>, Jacquie Keen <jacquie.keen@haslemeretc.org>, Jean Arrick <jean.arrick@haslemeretc.org>, Jerome Davidson <jerome.davidson@haslemeretc.org>, John Robini <john.robini@haslemeretc.org>, Melanie Odell <melanie.odell@haslemeretc.org>, Nikki Barton <nikki.barton@haslemeretc.org>, Peter Isherwood <peter.isherwood@haslemeretc.org>, Peter Nicholson <peter.nicholson@haslemeretc.org>, Simon Dear <simon.dear@haslemeretc.org>, Terry Weldon <terry.weldon@haslemeretc.org>

Dear Lisa,
I've not had any communication with either Mr or Mrs Cox/Cratus. I wrote to you in May regarding Mr Cox's use of Council email which I am enclosing below.
Kind regards
Kirsten

Kirsten Ellis <kirsten.ellis@haslemeretc.org> Wed, 15 May, 19:37

to Lisa, Nikki, David, Simon, Gary, Claire, Terry

Dear Lisa and fellow Councillors,

I would like to register my objection to the freedom and apparent latitude with which Brian Cox is cc'ing his communications with the Haslemere South Residents Association (which, with a membership of well over 200 households represents to a substantial degree the Haslemere South community) to Haslemere Town Council Staff and Councillors. Should Mr Cox wish to directly write to Staff and Councillors such emails would of course be appropriate and his right. However I believe that if not addressed directly then cc'ing Staff and Councillors in this fashion is inappropriate opinion-laundering through the Haslemere Town Council system? I question why it is that Mr Cox is cc'ing Staff and Councillors in a way that would suggest either he or his business interests are ex-parte or de facto Council matters.

I also wish to suggest that any response by the Haslemere Town Council does not adopt usage of Mr Cox's term of 'Scotland Park' from his press release document in reference to land currently termed Red Court land or DS-15 or DS-18 by Waverley Borough Council. It may be an easy mistake to use Mr Cox's term for the proposed development he represents, however I am concerned that any adoption of it by Haslemere Town Council could lead to public confusion as it implies pre-determination.

Lisa, please feel free to forward this to the other Councillors; I am responding here to those who were cc'd into this communication. Many thanks.

Kind regards
Kirsten

[Quoted text hidden]

Lisa O'Sullivan <town.clerk@haslemeretc.org> 12 November 2019 at 13:42
To: Kirsten Ellis <kirsten.ellis@haslemeretc.org>

Thanks Kirsten.
[Quoted text hidden]
[Quoted text hidden]

David Round <david.round@haslemeretc.org> 14 November 2019 at 10:58
To: Gary Lloyd <gary.lloyd@haslemeretc.org>
Cc: Simon Dear <simon.dear@haslemeretc.org>, Lisa O'Sullivan <town.clerk@haslemeretc.org>, "Brigitte Hewett (HTC)" <brigitte.hewett@haslemeretc.org>, Claire Matthes <claire.matthes@haslemeretc.org>, David Dullaway <david.dullaway@haslemeretc.org>, Geoffrey Whitby <geoffrey.whitby@haslemeretc.org>, Isabelle Cole <isabelle.cole@haslemeretc.org>, Jacquie Keen <jacquie.keen@haslemeretc.org>, Jean Arrick <jean.arrick@haslemeretc.org>, Jerome Davidson <jerome.davidson@haslemeretc.org>, John Robini <john.robini@haslemeretc.org>, Kirsten Ellis <kirsten.ellis@haslemeretc.org>, Melanie Odell <melanie.odell@haslemeretc.org>, Nikki Barton <nikki.barton@haslemeretc.org>, Peter Isherwood <peter.isherwood@haslemeretc.org>, Peter Nicholson <peter.nicholson@haslemeretc.org>, Terry Weldon <terry.weldon@haslemeretc.org>

What troubled Gary so much and why does he feel the need to copy everyone on it ?

David Round

[Quoted text hidden]

Gary Lloyd <gary.lloyd@haslemeretc.org> 19 November 2019 at 17:55
To: David Round <david.round@haslemeretc.org>
Cc: Simon Dear <simon.dear@haslemeretc.org>, Lisa O'Sullivan <town.clerk@haslemeretc.org>, "Brigitte Hewett (HTC)" <brigitte.hewett@haslemeretc.org>, Claire Matthes <claire.matthes@haslemeretc.org>, David Dullaway <david.dullaway@haslemeretc.org>, Geoffrey Whitby <geoffrey.whitby@haslemeretc.org>, Isabelle Cole <isabelle.cole@haslemeretc.org>, Jacquie Keen <jacquie.keen@haslemeretc.org>, Jean Arrick <jean.arrick@haslemeretc.org>, Jerome Davidson <jerome.davidson@haslemeretc.org>, John Robini <john.robini@haslemeretc.org>, Kirsten Ellis <kirsten.ellis@haslemeretc.org>, Melanie Odell <melanie.odell@haslemeretc.org>, Nikki Barton <nikki.barton@haslemeretc.org>, Peter Isherwood <peter.isherwood@haslemeretc.org>, Peter Nicholson <peter.nicholson@haslemeretc.org>, Terry Weldon <terry.weldon@haslemeretc.org>

Hi David,

I was troubled by the abusive language and simply replied to Simon's copy-all.

No hard feelings now of course.

Best regards,

Gary

[Quoted text hidden]

Appendix 9

HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG
01428 654305 / town.clerk@haslemeretc.org

22nd November 2019

To all Members of Council

Mayor	Cllr J. Robini
Deputy Mayor	Cllr S. Dear
Councillors	Arrick, Barton, Cole, Davidson, Dullaway, Ellis, Hewett, Isherwood, Keen, Lloyd, Matthes, Nicholson, Odell, Round, Weldon, Whitby

I give notice that a meeting of Full Council will be held on Thursday 28th November 2019 at 7pm. in the Town Hall, High Street, Haslemere and you are hereby summoned to attend such meeting.

Members of the press and public are entitled to attend this meeting and are encouraged to do so.

Yours sincerely,

Mrs Lisa O'Sullivan
Town Clerk

Before the meeting prayers will be said by Reverend Jennifer Riddlestone of St Stephen's Church.

AGENDA

1. **APOLOGIES FOR ABSENCE**
Council to decide whether or not to accept apologies for absence.
RECOMMENDED: That where reasons are given by Members they are approved.

2. **DISCLOSURE OF INTERESTS**
To receive from members declarations of Disclosable Pecuniary Interests or Non-Pecuniary Interests, in addition to those listed attached in relation to any items included on the agenda for this meeting, in accordance with LOCALISM ACT 2011 s. 29 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

3. **DISPENSATIONS**
Town Clerk to report on any dispensations granted prior to the meeting relating to the approval of the budget, the approval of any borrowing under the Local Government Act 2003, the making of the precept, the making of the calculations under ss 49A, 49B of the Local Government Finance Act 1992, the approval of an allowance, payment or indemnity to Members.

4. QUESTIONS BY THE PUBLIC

Any resident of the area covered by the Town Council and present at the meeting may ask questions relating to the business of the Town Council. Maximum 15 minutes allowed.

Haslemere South Residents Association are expected to make a representation.

5. REPRESENTATIONS BY EXTERNAL BODIES

None expected.

6. MINUTES OF THE LAST MEETING **APPENDIX 1**

To confirm and sign the Minutes of the meeting held on 26th September 2019.

RECOMMENDED: – that the minutes of the meeting held on 26th September 2019 and any recommendations therein be adopted.

7. MAYOR'S UPDATE

To receive update from the Mayor

8. CLERK'S UPDATE **APPENDIX 2**

Written report as circulated with Agenda.

9. NEIGHBOURHOOD PLAN **APPENDICES 3&4**

Cllr Weldon has submitted 2 amended documents, (Neighbourhood Plan and Summary) for consideration by Full Council. Council to consider whether these amended documents will then be taken forward to the next stage of the Neighbourhood Plan process, that of public consultation.

10. FINANCIAL MATTERS **APPENDIX 5**

The following documents are attached. Councillors should contact the Clerk in advance of the meeting if there are any queries relating to these documents.

Cash and Investment reconciliation for month 5. This document shows that the Council's bank statements agree with its accounting system.

Cashbook Payments for months 4&5. These list all of the payments and receipts to and from the Council's bank accounts since the last meeting.

Cashbook 1 (current account)
Month 6 payments totalling - £23,898.31
Month 6 receipts totalling - £163.82
Month 7 payments totalling - £28,734.46
Month 7 receipts totalling - £159,555.53 (precept)
Cashbook 2 (deposit account)
Month 6 payments totalling - £0
Month 6 receipts totalling - £186.73
Month 7 payments totalling - £0
Month 7 receipts totalling - £0
Cashbook 3 (reserve account)
Month 6 payments totalling - £0
Month 6 receipts totalling - £0
Month 7 payments totalling - £0
Month 7 receipts totalling - -£0
Cashbook 9 (United Trust reserve account)
Month 6 payments totalling - £0
Month 6 receipts totalling - £0
Month 7 payments totalling - £0
Month 7 receipts totalling - £0

Summary Income and Expenditure by Budget Heading for month 7. This shows how much actual money has been spent to date against each of the Council's budget headings and what percentage of the total budget for each heading has been spent.

HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG
01428 654305 / town.clerk@haslemeretc.org

Minutes of the Haslemere Town Council Meeting held at 7pm on
Thursday 28th November 2019
Council Chamber, Town Hall, High Street, Haslemere

Mayor	*Cllr J Robini
Deputy Mayor	*Cllr S Dear
Councillors	*Arrick *Barton, *Cole, *Davidson, *Dullaway, *Ellis *Hewett, *Isherwood, *Keen, *Lloyd, *Matthes, *Nicholson *Odell, *Round, *Weldon, *Whitby

* present

The meeting was clerked by the Town Clerk, Lisa O'Sullivan, minuted by Jo Cork. Also present were Pippa Auger, Deputy Town Clerk and 16 members of the public.

Prior to the meeting prayers were said by Reverend Jenn Riddlestone from St Stephen's Church.

101/19 APOLOGIES FOR ABSENCE
All Councillors were present

102/19 DISCLOSURE OF INTERESTS
None.

103/19 DISPENSATIONS
Town Clerk granted all Councillors dispensations relating to the making of the budget.

104/19 QUESTIONS BY THE PUBLIC
Michael Barnes representing the Longdene Action Group a copy of his representation is attached at Appendix 1.

David Harmer (Surrey County Council) highlighted 3 points that in his view need to addressed in the Neighbourhood Plan:

- H6.3 - Wording confusing 'not aggravate the creation of new public rights of way'.
- Pg 60/14 Hindhead Road is now 40 mph not 60mph as stated
- To clarify the terms 'on street parking' and 'off street parking'

The Mayor asked Cllr Harmer to feedback these points at the Public Consultation.

Sam Dudman (Haslemere resident) stated that he has concerns regarding the ongoing damage caused to Lion Green caused by various events that are held there; particularly damage to trees and the green itself (he was disappointed to see Lion Green being used as a car park and trees being cut back at some events). Sam requested that the Council consider the following to protect Lion Green:

- Impose stricter terms and conditions on the hiring of Lion Green
- Implement an exclusion zone around the trees to protect them
- Have a designated entry/exit points to allow vehicles to access the site

The Town Hall officers will respond to Mr Dudman after the meeting.

105/19 REPRESENTATIONS BY EXTERNAL BODIES

Lesley Banfield - Chair of Haslemere Vision made the following statement:

Haslemere Vision recommends that the settlement boundary included in the Draft Neighbourhood Plan (Appendix 3 to the Full Council Meeting Agenda 28th November 2019) is approved. This is because this boundary reflects the boundary that Haslemere Vision included in earlier drafts of the Neighbourhood Plan. This boundary is created by the designated areas that surround the town (AONB, AGLV, Green Belt). The boundary defined in the March 2019 Neighbourhood Plan approved by Haslemere Town Council includes areas within AONB, AGLV and Green Belt, some of these relate to sites which Waverley Borough Council were proposing to allocate for housing in their Local Plan part 2. However, Waverley have not yet consulted on these sites and, with the passage of time, there is now uncertainty as to whether they will be allocated or not. To include AONB, AGLV and Green Belt within the settlement boundary would give a "green light" to developers.

Further, to proceed with the March 2019 Neighbourhood Plan may jeopardize the adoption of the plan as it may fail to gain 50% or more of the community vote at referendum. This would risk the immense contribution of the community in helping to shape future development in the town.

The draft Neighbourhood Plan may well be considered 'material evidence' in the interim before WBC prepare and adopt Local Plan part 2 and will have equivalent legal status to the Local Plan if it is adopted. The Neighbourhood Plan will, therefore, influence Haslemere Town Council's and Waverley Borough Council's decisions on any forthcoming planning applications in the locality. The views of the residents of Haslemere need to be clearly expressed in the Neighbourhood Plan and to Waverley Borough Council whilst it is considering Local Plan Part 2.

106/19 MINUTES OF LAST MEETING

RESOLVED: That the minutes of the meeting held 26th September 2019 and any recommendations therein be adopted.

107/19 MAYORS UPDATE

The Mayor gave an update for the past quarter, highlights include:

The Mayoress, Jacquie Keen's fundraising walk over the 02 raised £1k for the Mayor's Charities, the Mayor would like to thank the Mayoress for undertaking this challenge.

Presenting an award to a 4 year old boy called Tony who assists his Mother with delivering the community meals service to Haslemere residents.

108/19 CLERKS UPDATE

The Clerk's Report had been distributed to the Council prior to the meeting and was noted.

109/19 NEIGHBOURHOOD PLAN

Cllr Robini proposed that the amended Neighbourhood Plan document and Summary (Appendices 3 and 4) is adopted by the Council to go forward for public consultation. This proposal was seconded by Cllr Barton.

Cllr Dear counter-proposed that the original Neighbourhood Plan document that was passed by Council at its March meeting be put forward to public consultation. He stated that the amended document as circulated with the Agenda had not been widely enough

consulted on and that organisations such as Chamber of Trade and Haslemere Society should have their say. This proposal was seconded by Cllr Odell.

There was a significant amount of discussion on the subject.

It was noted that there currently is no formal settlement boundary in Haslemere, in the document passed in March the settlement boundary set as per Waverley's draft LPP2 which lead to the encroachment of vital green spaces. It was hoped that the adoption of the amended version would help protect these green spaces. It was however stated that the original document already provided protection for AONB, AGLV etc.

In previous consultations, the public had been consulted on the informal settlement boundary, not the one in the March version of the Neighbourhood Plan. 65% of respondants did not wish to see development outside the current informal boundary.

Cllr Weldon commented that regardless of the issues with the Settlement Boundary, the original document was poorly worded and that his work had tidied it up

It was stated that the original document took 6.5 years to create, and should be the one to go forward to public consultation, however it was also noted that Haslemere Vision were in favour of the new amended document.

There was discussion over whether the adoption of the amended document would cause further delay to the process and it was noted that whilst there is no Neighbourhood Plan it leaves town wide open for development and loss of CIL funding.

RESOLVED: That the amended plan at Appendix 3 to the Agenda be adopted and put forward for public consultation.

Cllr Barton left the meeting at 7:57pm

110/19 FINANCIAL MATTERS

RESOLVED: The schedule of payments as detailed in the Cashbook printouts for months 6&7 and any variances in the Council's accounts are approved including the following overspends:

Photocopier Lease – budget £438 overspend at year end of under £200.
Subscriptions – budget £3000 overspend at year end of £261.

111/19 INTERNAL AUDIT REPORT

RESOLVED

1. Where a decision is made to place work without obtaining competitive quotes, then this decision should be recorded in minutes.
2. Council agrees that the minutes of the Staffing meeting held 7th March 2019 should be amended to show the correct pay scale for the Clerk of 42, not 41.

112/19 MINUTES OF COMMITTEE MEETINGS

RESOLVED: That the minutes of the below meetings and any recommendations therein, not already made under delegated authority, be adopted.

- Planning & Highways Committee – 10TH October and 7th November 2019
- Staffing – 19th October 2019
- Grants – 18th November

113/19 COUNCIL STRATEGY WORKING PARTY

Cllr Dullaway apologised that for various personal reasons the Strategy working party is behind schedule. An initial meeting has been held and a draft strategy document is to go to the Working Party next week prior to the next meeting.

8:02PM Cllr Barton rejoined the meeting

114/19 BUDGET WORKING PARTY

Cllr Dullaway reported that the budget WP met on Friday 8th November for consideration of the first draft budget. Income, core expenditure and capital expenditure line items were considered as well as an initial review of the non-core expenditure items which depend on the outcome of the Strategy WP before they can be finalised

Two exceptions which required further information:

1. Councillor Barton had requested funding in respect of the Haslemere Rail Partnership. The working party appeared to have contradictory information on what was required and why, so we deferred this item seeking further clarity. This has now been provided, and we will can consider this at the next WP meeting.

2. The WP felt that the suggestions that HTC adopt freehold transfers from WBC would give rise to potentially large professional fees, and wished to investigate what these might be so we budgeted accordingly. This will be considered at the next WP.

For non-core items we need to finalise the strategy. However, we includes indicative numbers based on the strategy work to date. The main implications of the strategy so far for the budget would be £10,000 for climate change grants and the need to provide additional staff.

Making allowance for the items mentioned above, the current position if our precept remained unchanged would be a shortfall of approximately £32K, or roughly 10% of income.

115/19 HTC CARBON NEUTRAL 2030 AND CARBON AUDIT

Cllr Lloyd circulated a paper prior to the meeting setting out how HTC will achieve their commitment of becoming a carbon-neutral organisation by 2030, this was noted by Council. It was agreed that the Climate Change WP would continue to exist to take forward the actions in the document. Town Clerk to confirm membership.

116/19 REPORTS FROM EXTERNAL REPRESENTATIVES

The Hunter Centre – Cllr Round asked Cllrs to support their Christmas Event which takes place on the 4th December at St Bartholomews Church at 7pm, he also asked WBC member why no WBC funding is received by The Hunter Centre? Cllr Keen commented that their submitted application was incorrectly completed.

Haslemere Hospital – Cllr Barton commented that although it is good news that the MIU will remain open it does not meet the requirements of a UTC – Urgent Treatment Centre and members must remain vigilant after the General Election.

Love Haslemere Hate Waste – Cllr Lloyd updated the council on their upcoming local initiatives to encourage the public to minimise waste.

Cllr Matthes mentioned that 'Green Drinks' takes place on the 1st Thursday of the month at The Mill Tavern, this is an informal event to discuss environmental projects.

8:20pm Cllr Barton left the meeting

117/19 FOI POLICY

RESOLVED: That the Freedom of Information policy and publication scheme as circulated with the Agenda are adopted.

118/19 WBC FREEHOLD TRANSFER

There was some discussion was had about the areas in question; Woodcock Green and Grovers Garden:

Woodcock Green:

Cllr Isherwood questions areas of map submitted, he believes pathway shown belongs to the National Trust and who is responsible for the maintenance of the trees.

Grovers Gardens:

Cllr Whitby questioned if residents have a right of way and who would be responsible for the track shown.

Cllr Dear commented that we need to be clear on exactly what we are getting from the WBC land transfer and to investigate any indemnities, rights of way and caveats that may be in place.

The Clerk confirmed that she is awaiting a report from WBC, and will clarify what is being offered.

119/19 FENCING OF LION GREEN DURING DECEMBER

RESOLVED The Council agreed to install approx. 80m of temporary 3ft high posts around the specified areas of Lion Green at a cost of £1400 to help protect from further damage.

120/19 PUBLIC TOILET CLEANING TENDER

RESOLVED It was agreed that the contract is awarded to Clean King for the tender period of 3 years at a cost of £11,130 per year.

Town Clerk left the meeting as she has a interest in the below item, the Deputy Clerk took her place.

121/19 TOWN COUNCIL IT PROVISION

RESOLVED: it was agreed that HTC moves its IT support to PAAC-IT as soon as practical on a 2 year contract at a cost of £1964.00, so long as the monthly support costs do not begin until the next financial year.

Meeting finished 8.50pm

Signed.....
Chairman of Meeting

Date.....

NEIGHBOURHOOD PLAN LPP2. HASLEMERE TOWN SETTLEMENT BOUNDARY (HTSB)

- I REPRESENT MORE THAN 250 RESIDENTS WITHIN THE LONGDENE ACTION GROUP (LAG).
- WE ARE PLEASED TO SEE THE CLEAR DISTINCTION BETWEEN UNBUILT AND BUILT AREAS OF HASLEMERE. THERE IS NO CASE, HOWEVER, FOR BUILDING ON ANOB/AGLV.
- WE DO NOT SUPPORT ANY CHANGE IN THE EXISTING HTSB BECAUSE:
  1. LPP1 (APPROVED BY THE THEN SECRETARY OF STATE) RECOMMENDED NO CHANGE AS IT WISHED TO PROTECT AONB/AGLV FROM ANY ADDITIONAL HOUSING DEVELOPMENT DUE TO THE UNDEVELOPED NATURE OF THESE BEAUTIFUL HILLY PARTS OF HASLEMERE (LONGDENE COUNTRY ESTATE AND SCOTLAND LANE), IT'S COUNTRYSIDE SETTING AND INTRINSIC CHARACTER AS A SMALL MARKET TOWN.
  2. HASLEMERE VISION RECOMMENDED NO CHANGE.
  3. 65% OF THE HASLEMERE COMMUNITY WISHED FUTURE HOUSING DEVELOPMENT TO BE KEPT WTHIN THE EXISTING HTSB.
  4. THE PROPOSED INCREASE IN THE HTSB INCLUDES MOSTLY AONB/AGLV WHICH IS PROTECTED FROM ADDITIONAL BUILDING. THE WHOLE PRINCIPLE OF PROTECTING AONB/AGLV WAS CONFIRMED BY INSPECTOR WOOLCOCK ON BEHALF OF THE SECRETARY OF STATE ON 10TH JANUARY 2019 AND CONFIRMED IN THE HIGH COURT BY MR. JUSTICE HOLGATE WHEN REFUSING A PLANNING APPLICATION FOR 28 HOUSES ON LONGDENE HOUSE ESTATE (WHICH WOULD BE WITHIN THE EXTENDED HTSB BUT NOT THE EXISTING HTSB).
  5. RECOMMENDATION: HASLEMERE TOWN COUNCILLORS SHOULD SUPPORT THE MAJORITY (65%) OF THE COMMUNITY, HASLEMERE VISION AND LAG BY RECOMMENDING TO WBC THAT THERE SHOULD BE NO EXTENSION TO THE EXISTING HTSB PRIMARILY DUE TO MOST OF THE LAND BEING AONB/AGLV.

MICHAEL BARNES BEM
ON BEHALF OF LONGDENE ACTION GROUP.

Appendix 10

I am concerned that Zac has, since our adoption, a presentation by the developers of that area, and below Zac suggests that might still be considered for building on.
Regards
John Robini

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From: Zac Ellwood <Zac.Ellwood@waverley.gov.uk>
Sent: Wednesday, 25 March 2020, 09:52
To: Simon Dear; Stephen Mulliner; Peter Isherwood; Peter Nicholson; John Robini
Cc: Robert Knowles; Marissa Nash; Graham Parrott; Graeme Clark
Subject: RE: Scotland Park, Haslemere

Dear Councillors

All views noted with many thanks. The instruction we have received from the Executive is that they would like us to do additional evidence gathering and give further consideration to the possibility of delivering Haslemere's identified housing numbers either within the existing settlement boundary or on other previously-developed land. The timetable for delivering LPP2 has been amended accordingly to give officers the time necessary to undertake this additional work (and may be further extended as a result of the Covid-19 crisis). The suitability of land at Red Court/Scotland Park for allocation, in planning terms, is still under consideration and, at this stage, has neither been ruled in, or out.

I hope you find the above useful and we will, of course, endeavour to keep you updated.

Kind regards

Zac

Zac Ellwood
Head of Planning & Economic Development
Waverley Borough Council
The Burys, Godalming GU7 1HR

Direct line: 01483 523395

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From: Simon Dear <Simon.Dear@waverley.gov.uk>
Sent: Monday 23 March 2020 19:14
To: Stephen Mulliner <Stephen.Mulliner@waverley.gov.uk>; Peter Isherwood <Peter.Isherwood@waverley.gov.uk>; Peter Nicholson <Peter.Nicholson@waverley.gov.uk>; Zac Ellwood <Zac.Ellwood@waverley.gov.uk>; John Robini <John.Robini@waverley.gov.uk>
Cc: Robert Knowles <Robert.Knowles@waverley.gov.uk>; Marissa Nash <Marissa.Nash@waverley.gov.uk>; Graham Parrott <Graham.Parrott@waverley.gov.uk>
Subject: Re: Scotland Park, Haslemere

And for the sake of completeness, my last response to Stephen.

Apologies, I should have sent it Reply All in the first place.

Dear Stephen,

If it was my site and thought it was 'needed', I'd be pushing for the eight acre park area to be built on too.

In some ways, it's the best piece of land of all - relatively flat, top of the hill, good southern aspect.

Eight acres at, what, say 12 houses an acre all-tolled....

Pre-emptive action to obtain it for the town (and it was the town to whom it was going to be offered, with an endowment?) would actually limit further development.

I'm focussing on real-world practicalities here rather than principles as you might have realised.

ps, HTC is, at this moment taking over 8 eight acres of SANG land at Sturt Farm, with an endowment which should pay for between 65 and 99 years of upkeep, depending on one's assumptions on inflation and interest rates.

KR

Simon.

S.P.M. Dear BSc, MRICS
Member, Waverley Borough Council, Haslemere East & Grayswood Ward

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From: Stephen Mulliner <Stephen.Mulliner@waverley.gov.uk>
Sent: 23 March 2020 18:20
To: Peter Isherwood <Peter.Isherwood@waverley.gov.uk>; Peter Nicholson <Peter.Nicholson@waverley.gov.uk>; Zac Ellwood <Zac.Ellwood@waverley.gov.uk>; John Robini <John.Robini@waverley.gov.uk>
Cc: Simon Dear <Simon.Dear@waverley.gov.uk>; Robert Knowles <Robert.Knowles@waverley.gov.uk>; Marissa Nash <Marissa.Nash@waverley.gov.uk>; Graham Parrott <Graham.Parrott@waverley.gov.uk>
Subject: Re: Scotland Park, Haslemere

Dear All,

FYI, I replied to Simon with some comments which are in blue below. His point about the endowment permitting HTC or its agents to manage the 8 acre SANG at Sturt Road is well taken. That is fairly open land with some tree cover. The 29 acres of woodland at Scotland Park may be equally amenable to an endowment approach although I suspect that the amount would be much larger because of the larger area and the fact that it is almost 100% wooded. I do not claim to be an expert in the cost of woodland management and would be interested to get a view from someone who is.

Regards,

Stephen

Regards,

Stephen

Stephen Mulliner
Member, Waverley Borough Council, Haslemere East & Grayswood Ward

From: Stephen Mulliner <Stephen.Mulliner@waverley.gov.uk>
Sent: 22 March 2020 18:15
To: Simon Dear <Simon.Dear@waverley.gov.uk>; Robert Knowles <Robert.Knowles@waverley.gov.uk>
Subject: Re: Scotland Park, Haslemere

Simon,

Many thanks. Please see my comments below.

Regards,

Stephen

Stephen Mulliner
Member, Waverley Borough Council, Haslemere East & Grayswood Ward

From: Simon Dear <Simon.Dear@waverley.gov.uk>
Sent: 22 March 2020 16:25
To: Stephen Mulliner <Stephen.Mulliner@waverley.gov.uk>; Robert Knowles <Robert.Knowles@waverley.gov.uk>
Subject: Re: Scotland Park, Haslemere

Dear Stephen,

A forensically logical analysis as ever.

However, the Alfold appeal Inspector's opinion post-dates the Longdene one and could therefore be considered relevant one in terms of the Housing Supply Analysis,
SM: All the inspectors took the same view, namely that WBC had not got a 5YHLS. I have heard that WBC thinks it now has new evidence (i.e. since the last appeal decision) which is supposed to improve the position. I do not know any details and so cannot venture an opinion about whether it is significant. I am not inclined to be optimistic in advance of seeing the evidence for myself.

although noting the other AONB comments.
SM: The significance of the Longdene House decision is that the inspector roundly rejected WBC's contention that it had a 5YHLS but then dismissed the appeal anyway because of harm to local character and the AONB.

Much of Scotland Park is of course the lower grade AGLV.
SM: AGLV applies to the 50 dwelling section nearest Scotland Lane. The rest is in AONB.

The difference between us is possibly that if permission were given in the near future, it would be possible to extract substantial community benefits from the developer - a vast Scout complex, a new, eight-acre

park handed to the Town Council, woodland footpaths etc., etc., opening up presently private land to public access.
SM: I do understand the point about optimising our negotiating position. However, I am concerned about the ongoing management of all the woodland and its cost including insurance to cover health and safety risks. I don't regard the offer by the developer to convey the woodland by deed of gift to third parties (school, Scouts - and, you imply, HTC) as altruistic. I think this offer is in the developer's interest because, were he to retain the woodland next door to a new housing estate, he would bear the risk of people wandering into the woodland and injuring themselves. In practice, he would have a significant ongoing cost of maintaining the woodland in a safe condition. His generous gesture is designed to save him future costs.

If we left it to a point where we needed the site to make up our housing numbers, I, as one developer, would not feel the need to offer them as they are very expensive.
SM: For the reason stated above, I think the offer will remain open no matter when the application is considered.

The "low-hanging fruit" (horrible expression) in the town has largely been harvested and the lack of sites with the realistic prospect of delivering any meaningful numbers are extremely thin on the ground. I can't see that changing during the life of the Plan.
SM: That may turn out to be true but the windfall situation is currently uncertain. However, I suspect that the "Haslemere is full" argument is still alive (ask Robert about water supplies!) and there will be many who are quite content to delay what they see as an unwelcome eventual possibility in the hope that it will be avoided!

I think there is value in debating the merits of securing such benefits for the town now. This is not a situation likely to arise elsewhere, as far as I know, but is attributable to the particular topography of the site.

KR

Simon

S.P.M. Dear BSc, MRICS
Member, Waverley Borough Council, Haslemere East & Grayswood Ward

From: Stephen Mulliner <Stephen.Mulliner@waverley.gov.uk>
Sent: 21 March 2020 09:12
To: Jason Leete <
Cc: Andy Macleod <Andy.Macleod@waverley.gov.uk>; Simon Dear <Simon.Dear@waverley.gov.uk>; Robert Knowles <Robert.Knowles@waverley.gov.uk>; Peter Nicholson <Peter.Nicholson@waverley.gov.uk>; Peter Isherwood <Peter.Isherwood@waverley.gov.uk>; Zac Ellwood <Zac.Ellwood@waverley.gov.uk>; Marissa Nash <Marissa.Nash@waverley.gov.uk>; Charlie Collins (Lucie Beckett uart Forrester <SF ; Ian Humble <
Andrew Dossett <
Subject: Re: Scotland Park, Haslemere

Dear Mr. Leete,

Appendix 11