



FARNHAM TOWN COUNCIL

A

Minutes Council

Time and date

7.00pm on Thursday 25th September 2014

Place

The Council Chamber, South Street, Farnham

Councillors

- * Jeremy Ricketts (Mayor of Farnham)
 - * Jill Hargreaves (Deputy Mayor)
 - * David Attfield
 - * David Beaman
 - * Patrick Blagden CBE
 - * Carole Cockburn
 - A Pat Frost
 - A Carlo Genziani
 - * Stephen Hill
 - A Jennifer O'Grady
 - A Stephen O'Grady
 - A Sam Hollins-Owen
 - * Graham Parlett
 - * Dr Jessica Parry
 - A Julia Potts
 - A Susan Redfern
 - * Roger Steel
 - * John Ward

 - * Present
 - A Not present
- Officers Present:**
Iain Lynch (Town Clerk)
Rachel Aves (Team Leader Corporate Governance)

7 members of the public were in attendance

Prior to the meeting, prayers were said by Rev. Karen Hutchinson from St Thomas-on-the-Bourne.

Presentation by North East Hampshire & Farnham Community Commissioning Group

Gillian Trippner Interim Partnerships Manager of the North East Hants and Farnham CCG gave a presentation on the role and strategic priorities of the Community Commissioning Group. The CCG had a budget of £230m to provide services in an area covered 220,000 people and 24 GP practices across Farnham, Fleet, Aldershot and Farnborough. The biggest challenge was increasing demand, particularly with an increasing elderly population with limited new resources. Council heard that the CCG had seven ambitions (Table 1 below), which would be addressed by six improvement programmes with specific interventions (Table 2 below).

Table 1

Ambition 1	Securing additional years of life for the people of NE Hampshire and Farnham with treatable mental and physical health conditions.
Ambition 2	Improving the health related quality of life of the estimated 65,000 people with one or more long-term condition, including mental health conditions.
Ambition 3	Reducing the amount of time people spend avoidably in hospital through better and more integrated care in the community, outside of hospital.
Ambition 4	Increasing the proportion of older people living independently at home following discharge from hospital.
Ambition 5	Increasing the number of people with mental and physical health conditions having a positive experience of hospital care.
Ambition 6	Increasing the number of people having a positive experience of care outside hospital, in general practice and in the community.
Ambition 7	Making significant progress towards eliminating avoidable deaths in our hospitals caused by problems in care.

Table 2

CCG Improvement programmes	Key interventions
1 Empowering individuals to take control of their own health	a) Design and implement a programme of education and active support for self-care and self-management
2 Targeted prevention and early intervention	a) Targeted primary prevention to reduce the incidence of disease b) Systematic detection and early intervention
3 Introducing a new models of integrated health and social care	a) Building primary care led fully integrated teams b) Improving care co-ordination c) Improving palliative care d) Optimising medicines use
4 Establishing new models of urgent and emergency care	a) Enhance NHS 111 as the first port of call b) Enhance out of hospital urgent care services c) Improving hospital services for life threatening conditions d) Transforming post-acute care

5 Improving quality and productivity of planned care	a) Supporting a quality referral process b) Implementing standardised best practice pathways
6 Improving specialist care for our population	a) Ensuring access to the highest quality sustainable specialist physical and mental health services

The CCG had identified a funding gap of £150m and there was a shift to out-of hospital care. The CCG was looking to work with local organisations more closely including councillors and the Town Council, and she was happy to be a point of contact. Gillian Trippner said that the CCG were interested in working on air pollution since it contributed to chronic pulmonary disease.

The Mayor in thanking Gillian Trippner for her presentation said that it was fantastic that the CCG was thinking outside the box, and that he thought there were two key things: empowering people on health matters and targeting prevention.

Questions by the Public

Mr David Cooper, representing a group of local architects, residents and former academics, the PLACE Group (Planning, Landscape, Architecture, Conservation and Engineering) asked if the Town Council would give its support for the proposal put forward by the group, to be sent to local MP The Rt Hon Jeremy Hunt, for Farnham to be a pilot for the concepts proposed by the Farrell Review.

In response, Cllr Ward said he personally thought it was a great idea and would put a motion later in the agenda to support the idea.

C071/14 **Apologies for Absence**
Apologies were received from Councillors Cockburn, Frost, Genziani, Hollins-Owen, J O’Grady, and Redfern.

C072/14 **Minutes**
The Minutes of the Farnham Town Council Meeting held on Thursday 24th July 2014 were agreed for signature by the Mayor as a correct record.

C073/14 **Declarations of interests**
Apart from the standard declarations of personal interest by councillors who were dual or triple hatted by virtue of being elected to Waverley Borough Council or Surrey County Council, Cllr Ward declared a non pecuniary interest in relation to item 11 of Appendix D.

C074/14 **Statements by the Public**
Mr Eric Coombs made a statement in relation to Planning Application (WA/2014/1473) to build two houses in 39 Ford Lane, also known as Heroncourt. Local residents thought it extraordinary that no objection was being made to this ‘garden grabbing’ application for a Building of Local Merit given the Town Council’s policy of protecting buildings and their settings.

Mr Coombs pointed out Heroncourt was one of the oldest houses in Middle Bourne dating in part from the 17th century or possibly earlier. The building and its garden made a major contribution to the quintessentially ‘semi-rural’ area of Middle Bourne in which it stands, being an area of low density housing with many mature trees

protected by Tree Preservation Orders, part of which fell within the area of South Farnham covered by Planning Policy BE3.

Mr Coombs stated that the proposed new houses would have nearly 30% more interior space than Heroncourt had and that nearly all Heroncourt's land at the rear would be lost, destroying the integrity of the heritage asset. Mr Coombs said that if the Town Council's planning committee considered that the proposed infilling at Heroncourt was acceptable, then a significant part of the surviving semi-rural area Middle Bourne was at risk

C075/14

Town Mayor's Announcements.

Cllr Ricketts referred to the excellent presentation by the North East Hampshire and Farnham Clinical Commissioning Group. He had attended its AGM and thought the area was fortunate to have such an energetic committed and resourceful CCG that was 'thinking outside the box' and were making a real difference to the lives of residents. He noted that one of the problems facing Farnham was air pollution and Farnham people had to endure ongoing problems but could not take their own action to avoid the problem because they were not aware of what they could or should do.

The Mayor advised that the latest air pollution figures recently discussed by Waverley Borough Council showed that the situation was worsening. Farnham Town Council had repeatedly offered to support Waverley in carrying out its responsibilities for addressing pollution problems but these offers appeared to fall on deaf ears. Farnham had resolved to help improve the health of its community and would continue to do what it can to raise awareness and lobby hard for genuine action.

C076/14

Questions by Members

None had been received.

Part I – Items for Decision

C077/14

Tourism and Events Working Group

Cllr Hargreaves introduced the notes of the Tourism and Events Working Group, held on 2nd September 2014, at Appendix B to the agenda.

Cllr Hargreaves provided an update on the Music in the Meadow programme and thanked John Collins in particular for the Young People's showcase which had been excellent.

Cllr Hargreaves advised that the Heritage Open Days had been a great success with increased attendance. The Blower Foundation Exhibition featuring 360 buildings of merit had been very well received.

Cllr Hargreaves reported on a meeting with the Farnham Round Table and the success of the charity Bike Ride which had outgrown Waggon Yard. The Round Table would like to start in Castle Street and work with the Town Council to make more of the event and discussions were to take place with the Castle Street Residents Association.

Council noted arrangements for Christmas and that meetings had been held with local businesses to provide further information about the Feast of Food and Christmas

plans. Council also noted the progress on promotional items and plans for the 2015 Residents' Guide.

Cemeteries and Appeals Working Group

C078/14 Cllr Hill introduced the notes of the Cemeteries and Appeals Working Group held on 11th September and attached at Appendix C to the agenda. Cllr Ward said that he had attended but that his name was omitted from the list of attendees.

Cllr Hill updated members on the meeting with the Hale History project who were considering whether the building might meet their needs. Members were keen to see the project move forward to find the best solution for the Hale Cemetery.

Council also noted progress on the Memorial fixing programme and the Dog Control Orders.

Strategy and Finance Working Group

C079/14 Cllr Ward introduced the notes of the Strategy and Finance Working Group meetings held on 16th September 2014, at Appendix D to the Agenda.

Cllr Ward advised that the External Auditor had requested that the fixed assets valuation (box 9 of the Annual Return) be restated for 2012-13 in view of the revaluation undertaken for 2013-14. The figure for 2013/14 had also been revised upwards slightly to ensure consistency.

It was RESOLVED *nem con*: that the revised Annual Return showing a restated fixed assets valuation in box 9 be approved.

C080/14 Council noted that noted that the new website was now live and Cllr Ward commented that it was a huge improvement on the old site. He asked councillors to advise if they found anything wrong on the site prior to wider promotion.

C081/14 Cllr Ward reported on latest contract renewals including the telephone lines which would bring a substantial annual saving and the renewal of the internal IT back-up. Members noted the decision to appoint Crowzon to undertake Phase 2 of the West Street Chapel Works at a cost of £57,915 and that the confirmed contract price for phase 1, after review by Cllr Genziani and the Council's Surveyor would be £53,505.75.

Cllr Steel thanked Cllr Genziani for the technical expertise and the work he put in in helping Council get the right solutions on these projects.

C082/14 Cllr Ward added to the information provided by the Cemeteries and Appeals Working Group in relation to the Hale Chapels. He advised that the Hale History project were no longer planning a public meeting but would formalise the organisation into a body that could apply for funds.

Cllr Beaman advised that the first meeting of the new committee was progressing and asked what progress was being made on protecting the buildings from further deterioration. The Town Clerk advised that tenders for covering the chapels had been sought.

Cllr Steel suggested that a time limit for the next discussions should be set, and it was agreed that a report on progress should be made early in the new year. Cllr Attfield suggested that the Council should then get something done even if it were demolition and clearance and the creation of a garden of reflection. This concept was agreed by Council.

Infrastructure Planning Group

C083/14

Cllr Steel reported on progress to date and introduced the report attached at Annex 2 to Appendix D which set out the timetable for the consultation and the proposed timetable for the rest of the process. It was noted that the timetable was very tight and that the Town Council had received advice from the National Association of Local Councils which supported the published timetable even though the signing off of the Neighbourhood Plan after consultation was programmed to take place during the election 'Purdah' period.

Council noted that Council's Planning Consultant, Tony Fullwood Associates had been commissioned to undertake extra work to ensure the evidence base was strong enough to withstand examination. Cllr Steel commended the Consultant for his hard work and also Rachel Hammond for the considerable amount of work she had done in progressing the Neighbourhood Plan.

Council noted that the anticipated 'light touch' for Neighbourhood Plans had evolved as a result of challenges to initial Neighbourhood Plans that had gone to Independent Examination. This was compounded by the withdrawal of the Waverley Core Strategy, and the fact that some work it was hoped could be shared, had to be done by Farnham Town Council to avoid further delaying the Neighbourhood Plan timetable and minimise the number of harmful speculative developments that were coming forward in the absence of an adopted Local Plan. The result of the extra work was a need to increase the budget for the next stage. It was proposed that the costs would be met by virement from existing budgets and noted that the final stages of the plan would be funded in the 2015/16 financial year.

The Mayor asked that the Council's thanks to the Infrastructure Planning Group be recorded.

It was RESOLVED unanimously that:

- 1. The contract value for the Neighbourhood Plan consultant be increased to £22,787, plus expenses and that £20,000 be vired from the staffing budget towards these costs;**
- 2. The Town Clerk, in conjunction with the Lead Member of the Infrastructure Planning Group and the Leader of the Council, be delegated to draft the Options Consultation literature and exhibition as outlined;**
- 3. The work of the Infrastructure Planning group on the Neighbourhood Plan to date be welcomed and endorsed;**
- 4. The Neighbourhood Plan indicative timetable set out in Annex 2 to Appendix D be endorsed.**

Waverley Borough Council Local Plan Consultation

C084/14

Council noted the Borough Council's consultation on scenarios for where housing development should go.

Council noted that there were considerable pressures in Farnham with speculative applications already taking place for significant housing developments. A crucial issue was the impact of the Special Protection Areas (SPA) and the requirement for there to be Suitable Alternative Natural Greenspace (SANG) for development. Council noted that there were some new proposals for development on Greenfield sites that would use up all the remaining SANG allocation (if approved) meaning that Brownfield sites in Farnham (such as the redevelopment of the Woolmead) might not be able to progress. Cllr Ward proposed that Waverley should be pressed to use SANG in Farnham Park for brownfield rather than Greenfield development, and that as landlord, Waverley should decide who uses the SANG.

Cllr Steel did not think building hundreds of homes in Badshot Lea was good for Farnham. He noted that brownfield and windfall sites in the town could not provide their own SANG and relied on the provision in Farnham Park.

Cllr Ward commented that the housing need figure quoted in the Waverley Scenarios (470) was based on the Housing Needs Area of Waverley, Guildford and Woking which seemed odd when there were closer links with Farnborough, Fleet and Aldershot as outlined in the presentation earlier on the Health Community Commissioning Groups.

Cllr Beaman highlighted the need for infrastructure if housing were to be sustainable and wondered if poor infrastructure created a strong argument for a lower number.

Cllr Steel reminded Council that the Inspector who suggested Waverley withdrew its earlier Core Strategy had not said 'come up with a particular number' but 'provide the evidence that your number is correct'. There were clear constraints as a result of the European Directive and SPAs, said Cllr Steel, and the Inspector who rejected the 2006 Local Plan did so on the basis that SANG did not work. Cllr Steel was concerned that there was no evidence that SANG did work and, on the contrary, visitor numbers at Farnham Park and the Thames Basin Heath showed that visitor numbers had increased.

Cllr Beaman asked what would happen if the new Council was elected on the basis of a smaller set of housing numbers was required. The Town Clerk advised that the Neighbourhood Plan need to broadly conform with the Local Plan and would fail the test of soundness if it did not do so.

Cllr Attfield was concerned about Waverley's ability to deal with the unprecedented attack on greenfield land in Badshot Lea and that other developers were waiting to jump in. Cllr Steel said that the Bewley Homes proposal was very controversial and could be stopped overnight if Waverley decided to change its policy and make SANG in Farnham Park for brownfield and windfall sites only.

Council noted that Waverley evidence showed that 18.4 hectares of land was required for SANG in Farnham based on Scenario 4 leading up to around 60 hectares if Option 1 were selected. Council believed that even Option 4 seemed unrealistic given the pressures on Farnham, and noted Waverley had also acknowledged that more work need to be done on the reviewing what could actually be achieved in Farnham. Council agreed that the most logical scenario was Scenario 4 as this maintained the balance of growth in each of Waverley's four settlements.

Cllr Steel Proposed, seconded by Cllr Attfield and **RESOLVED unanimously that:**

- 1) **Waverley Borough Council should adopt the allocations for Farnham as agreed in the Farnham Neighbourhood Plan following the agreed consultation process.**
- 2) **The comments in Annex 3 to Appendix D be approved for submission to Waverley with the final submission delegated to the Town Clerk in liaison with the Leader and Lead Member of the Infrastructure Planning Group**

Planning & Licensing Consultative Group

C85/14

Cllr Steel introduced the minutes of the Planning & Licensing Consultative Group held on 28th July, 11th August, 1st September and 15th September. He drew attention to a number of recurrent themes and in particular the concerns over the number of mature trees that were being cut down by developers before applications were submitted, and that policies for the protection of trees seemed to be often ignored by Waverley and Inspectors. There was also concern about the amount of 'garden grabbing'. In Waverley, unlike other council areas, building in gardens seemed to be allowed unless there was a good reason not to.

In terms of Ford Lane, Cllr Steel advised that Heronscourt was in a very large garden and building could take place if there was a good reason why. Action had been taken to make Herons Court a Building of Local Merit to afford it some protection.

Cllr Attfield proposed, seconded by Cllr Beaman that the application should be referred back to the Planning and Licensing Consultative Working group for further consideration in view of the issues raised by Mr Coombs.
This was agreed

Part 2 – Items Noted

C086/14

Reports from Other Councils

There were no reports from other Councils.

C087/14

Reports from Outside Bodies

- i) Cllr Parry advised councillors that the Town Council working with the Farnham River Management Committee was organising a Flood Information drop-in to help residents and businesses know what to do in cases of flooding. The Environment Agency, Surrey County Council, Waverley Borough Council, Thames Water, and the National Flood Forum would all be attending the event to give advice.
- ii) Cllr Parry advised that the Farnham Rivers Group was discussing potential Sustainable Drainage systems and suggested discussing further after the next Community Enhancement Working Group.
- iii) Cllr Steel advised Council that a meeting of the Community Liaison Group with SITA would be held shortly and have the Town Clerk as an Independent Chairman. The meetings will be hosted at the Town Council Offices and discuss how the site would be restored by 2021. Cllr Steel was confirmed by Council as the Council's representative on the reconstituted group.
- iv) Cllr Hargreaves reported on the latest meeting of the Farnham Visitors Forum which was a fantastic group of retailers, businesses and voluntary groups as well as Farnham Town Council working to make Farnham a great destination for visitors.

- v) Cllr Attfield reported on issues at Farnham Quarry which was seeing increased numbers of wildlife. The Blackwater Valley Countryside Partnership was heavily involved and discussions would need to take place on a name for the site and on a handover of the site in due course.
- vi) Cllr Ward noted that there was a resurgence of interest in quarry issues. There had previously been a Minerals and Quarries Working Group, and it could be time to consider reconstituting such a group. Cllr Attfield agreed that such a group including local ward members in whose areas quarries were situated should be considered.
- vii) The Mayor congratulated everyone for their efforts in Farnham in Bloom and in particular the Victoria Gardens Trustees for their achievement. The results were great for Farnham.

C088/14 **Actions under the Scheme of Delegation**
None reported.

C089/14 **Date of next meeting**
Members noted that the next Council Meeting would take place on Thursday 23rd October at 7.00pm.

The Town Mayor closed the meeting at 9.10pm

Date

Chairman