

## FARNHAM TOWN COUNCIL

### MINUTES OF THE TOWN COUNCIL MEETING HELD ON 27<sup>th</sup> SEPTEMBER, 2007 AT 7.30PM IN THE COUNCIL CHAMBER, SOUTH STREET, FARNHAM

- \* Cllr C Cockburn (Town Mayor)
  - o Cllr G Beel (Deputy Town Mayor)
  - o Cllr D J Attfield
  - \* Cllr V Duckett
  - \* Cllr L Fleming
  - \* Cllr (Mrs) P Frost
  - \* Cllr R Frost
  - \* Cllr C Genziani
  - \* Cllr G Hargreaves
  - \* Cllr S Hill
  - \* Cllr D Le Gal
  - o Cllr A Lovell
  - \* Cllr J Maines
  - \* Cllr S O'Grady
  - \* Cllr R Steel
  - \* Cllr C Storey
  - o Cllr A Thorp
  - o Cllr J Ward
- 
- \* Present
  - o Apologies for absence

#### C 057/07 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors D Attfield, G Beel, A Lovell, A Thorp and J Ward.

#### C 058/07 DISCLOSURE OF INTERESTS

Name of Councillor	Agenda/ Minute No	Subject	Type of Interest	Reason
C Cockburn	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor
V Duckett	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor
L Fleming	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor
(Mrs) P Frost	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor
(Mrs) P Frost	5	East Street – Getting it right for Farnham	Personal	Surrey County Council representative on Brightwells Gostrey Centre
R Frost	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor
G Hargreaves	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor

S Hill	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor
D Le Gal	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor
J Maines	5	East Street – Getting it right for Farnham	Personal	Chairman of 40Degreez
S O’Grady	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor
R Steel	5	East Street – Getting it right for Farnham	Personal	Waverley Borough Councillor

C 059/07 STATEMENTS BY THE PUBLIC

**Anne Mansell – Trustee – Brightwells Gostrey Centre**

Waverley Borough Council has agreed to provide, within the East Street project, a new community centre to replace the Brightwells Gostrey Centre.

However, there are no further details in the leaflet in circulation.

Can the Trustees of the Centre be assured that Farnham Town Council will support the proposals for a fit for purpose centre of 600m<sup>2</sup> or more recognising that the configuration of space should be suitable for community use?

Will the Council further support the need for good access for pedestrians, electric buggies, two large mini-buses, Hoppa bus and delivery vehicles?

Anne Mansell requested a written answer.

**Ann Sanders – East Street Action**

We cannot support the updated proposals for East Street outlined in the consultation document for the following reasons:

As there is no plan of the new proposals in the leaflet, it is impossible to make properly informed comment.

The proposed housing density is close to 100 units per hectare. Density should not exceed 40 dwellings per hectare to comply with the Regional Plan and should reflect the adjoining conservation area.

The text is misleading on three-storey residential development. The illustrations show over 60% of dwellings as four storeys.

The existing recreational amenities within Brightwell Gardens must be retained. For instance, without the underground car park, the bowling green should stay.

Without building D5, there is no reason to demolish the gardener’s cottage which is within the Brightwell House curtilage and shown on the 1838 map of Farnham.

The area of opportunity and the development area were bounded originally by the River Wey. The area of regeneration shown in the brochure crosses the river and intrudes into the Farnham bypass area of strategic visual importance.

The leaflet states that ‘there are no viable plans for any other scheme’. (Does this include applications already received?) This statement should be qualified by the words ‘at present’.

The proposals do not comply with the current Waverley Local Plan and the section under ‘Farnham East Street Area of Opportunity’. We would refer you to Paras. 9, 62, 63, 65, 67, 71, 72 and 74.

We would also urge a much more positive focus for Farnham's future, adding value for the community in the long term. Our vision for the East Street scheme would include:

100 to 130 flats, including low-rise dwellings and an element of affordable housing.

A double-deck, low profile car park in the lower part of the Dogflud car park.

A re-designed Woolmead building with flats, shops and a bus station.

Community facilities should not be described as confined to provision of a new Gostrey Centre and public conveniences. Cinema, theatre, sport (e.g. bowls and tennis), recreation and art are all wanted by some sections of the Farnham population – these too are community facilities. Although some of these are mentioned under other headings, we believe that there should be more emphasis that a range of entertainment and leisure facilities to meet the wishes and needs of the widest spectrum of residents should be contained in the scheme. There should be more consultation with all ages and interests.

Work on Area Action Plan to deal with traffic should be brought forward, including consideration of 'real' Farnham bypasses.

It is essential that attention should be focussed on infrastructure – roads, schools, sewage, water – before further steps are taken to progress any plans for East Street.

We would like to see thought directed to the economic advantages to Waverley in promoting Farnham as a tourist centre with all the facilities inherent to this role.

Farnham has distinct historic, geographical and cultural advantages, which could be better used to the benefit of the whole borough. Any new development should take account of the benefits of tourism, now recognised as a major industry and wealth producer in this country.

### **Mr Cooper – The Theatres Trust**

The Theatres Trust (which is a Statutory Consultee on planning applications concerning land on which there is a theatre) has identified that there has been no 'Needs and Impact' assessment undertaken on theatre in Farnham. (You may read more about this on page 7. in today's "Farnham Herald").

The Trust says, "There is no reasoned justification for the Farnham Redgrave to be surplus to cultural requirements or that provision for a replacement theatre should not be made".

Would Farnham Town Council now consider supporting a theatre forum and a 'Needs and Impact' assessment to establish how theatre facilities can be best provided in Farnham?

### **Mr J Hyman – Local Resident**

Last year in November 2006, Farnham Town Council held a special meeting at Church House regarding the East Street scheme. A majority of the people attending that scheme voted against any extension to the long stop date. In the election material a promise was made supported by our MP that they would oppose any further extension of the long stop date.

Regarding this consultation, why doesn't it ask if there is public support for breaking that promise upon which you were elected?

The first picture in the bottom of the first page is a sketch. It is entirely reliant upon land assembly. The buildings are on land which is not owned by Waverley Borough Council. Can this scheme be delivered?

There is another viable scheme on the table. This one in front of us has not passed any viability test, it has not had finances assessed so where it says there is no other viable scheme, actually the opposite is true.

There has been no attempt to purchase land and it will be the same in a year's time. It will become Waverley borough Council's problem to put through a compulsory purchase order and that would never happen.

A couple of points in the 'What's changed section'. There is vagueness around the '230 ish' flats, there is no maximum number of flats. How can you give them a blank cheque?

A further 150 car parking spaces will be provided in an undercroft car park below the apartments. There will be about 500 people in 240 flats. Where is the parking for all those people or do they all share the three cars which are in the scheme.

How do we manage to fit 235 new car parking spaces into D8, the cinema building if we are removing only 28% of the cinema? How do you remove 250 seats but put in 250 car parking spaces, it doesn't add up.

10,342 sq m of retail, restaurants, cafes, bars and accommodation in the previous scheme which is a true figure. There is a reduction in the retail, restaurants, cafes, bars and accommodation of 774 sq m. We are losing all the retail space that's on the Sainsbury's car park 2,500 sq m.

It says that the main residential buildings adjacent to the sports centre and facing the town square will be largely reduced from 4 to 3 storeys. It looks from the pictures, which don't show the plinth upon which these all sit, if we are going basement parking, none of that is shown. That doesn't seem to be true from the pictures but it then states that 'the development will be further reduced by the scaling down of a combined residential/commercial building' from predominantly 4 to largely 3 storeys, that's not true. The existing scheme that was put in in May it is 891 sq m out of 2,000 sq m which is less than half so that is a bit misleading.

### **Mr Price – Local Resident**

I feel strongly that public transport is being neglected in the two main proposals and especially in the current one and I would like the Town Council to think hard and progress it.

Farnham Town Council should seriously consider the future of theatre in Farnham in future years.

It is my view that a modern theatre could also provide facilities for national, international professional meetings nothing to do with theatre and help to keep Farnham in the front line. I do feel in the long run this is something the Councillors should be looking at.

### **Mr Boyle – Local Resident**

This pamphlet is designed to be a presentation to the public so they can make a vote in favour or against this development.

There is an element of dishonesty in the very nice drawing that is in the centre page. The building facia designs are good. They are much closer to the Farnham style than anything we've seen in the past but there are several faults with it.

The undercroft car parking will be seen towards the lower end of the field and the field is not shown as a sloping field it is shown as a level field.

There will have to be a road running down the front of that building into which the cars can drive in order to get to the undercrofts and there is no sign of that there.

This building we see on the drawing is 2 of 3 monoblocks because they are all going to be joined together. As somebody who has worked in the building industry all his life I very much doubt if they'll be able to make a single building look as separate as that illustration. When you look at the display to the public you'll see that the mass of the building is just the same as it was in the first scheme.

On the left, almost disappearing from view on that drawing is what I take to be part of the underground car park; someone has told me tonight that it might be the cinema. The car park will be massive if its going to be 4 storeys above the ground it will dominate the view from the greens of Brightwells Gardens.

I do think it's a crime to put a site access road for site works across the Borelli Walk because that's what that little wedge across the south of the river is for.

## **Part 1 – ITEMS FOR DECISION**

### **C060/07 TOWN MAYOR'S ANNOUNCEMENTS**

The Town Mayor made three announcements.

The Town Mayor thanked the office staff for the reorganisation of the meeting that had to be cancelled. She wished to record her thanks and the thanks of the Council.

At the Allotments meeting it came up that the hanging baskets in the Town have been really good this year.

The Walking buses are such a good initiative and the Town Mayor was really pleased that the Town Council is involved. The Town Council has paid for the high viz jackets and has set the children off on their route. Every car that is taken off the roads near the school gates has to be a great success.

C061/07 EAST STREET – GETTING IT RIGHT

Members were asked to consider their response to Waverley Borough Council and Crest Nicholson's new proposals for the East Street regeneration site.

Members received the booklet of new proposals, attached to record minutes and the following statements were agreed.

**RESOLVED: That the following statements be agreed and forwarded to Waverley Borough Council in response to the new proposals for the East Street regeneration site:**

1. Do you think we now have the right basis for an acceptable scheme?

**Yes**

2. Do you have any other comments about what is being proposed?

**Farnham Town Council welcomes:**

**The smaller scheme will be built in a single phase over a construction period of 24 months.**

**Site traffic access and egress will be out across the River Wey, not through the centre of town.**

**The removal of the building D5**

**The removal of the large underground car park.**

**The enhanced Gostrey Centre which is larger in size and has better access.**

**However, Farnham Town Council has the following concerns to be brought to the attention of Waverley Borough Council and Crest Nicholson:**

**Close attention should be paid to the design of the elevations of the Cinema building and the multi-storey car park.**

**There must be adequate car parking for residents, at least one space allocated for each residential unit.**

**The impact and domination of proposed buildings over the Sports Centre and 40degreez.**

**To remind the developers and Waverley Borough Council of neighbours concerns and the impact on residential amenities.**

**Farnham Town Council would urge the early development of the Gostrey Centre and tennis club and ensure that there is smooth transition from the old sites to the new.**

**Administration of the Planning Process**

**Farnham Town Council would like to urge Waverley Borough Council to give Farnham Town Council the maximum time to consider the new planning applications in detail for the East Street redevelopment.**

**Part 2 – ITEMS TO NOTE**

C062/07 ITEMS TABLED

None.

C063/07 PUBLICITY

A member of the press was present at the meeting so it was agreed that no press release be issued.

**Part 3 – CONFIDENTIAL ITEMS**

There were no confidential items.

The Town Mayor closed the meeting at 8.30pm.

Date

Chairman