

NORTH WEST FARNHAM RESIDENTS ASSOCIATION

MINUTES OF ANNUAL GENERAL MEETING

St. Francis Hall, Three Stiles Road

Thursday 19th November 2023 at 8 pm

- 1. Apologies:** Penny Marriott, Anthony Hook, Sharon Vincent, Penny Simmons, Shelagh Bone.
- 2. Minutes of the previous AGM:** The Chair asked the attendees to look at the Minutes of our last AGM held on the 15th June 2022, which have been distributed. He requested a proposer and seconder for approval of the minutes. John Willacy proposed and Anne Pullinger seconded.
- 3. Chairman's Report**

David King welcomed everyone to the AGM and explained that he is a member of the NWFRA Committee and acting as Chair only for this meeting as our Chair, Dr Penny Marriott, has been called away on urgent family business. He mentioned the apologies listed above, but another had been received by Penny Marriott from Shelagh Bone which was not known about until after the meeting.

He extended a very warm welcome to our guests, David Beaman, Joint Leader of Farnham Town Council and Waverley Borough Councillor, Graham White Joint Leader of Farnham Town Council and Waverley Borough Councillor. They both represent North West Farnham as members of the Farnham Residents Party. Councillor Andy Macleod was also in attendance. He is a Surrey County Councillor, Waverley Borough Councillor and member of Farnham Residents Party. He was invited to the meeting and accepted but, due to an administrative error, he was not introduced. The Secretary has sent apologies.

The Chair asked the attendees to look at the Minutes of our last AGM held on the 15th June 2022, which have been distributed. He requested a proposer and seconder for approval of the minutes. John Willacy proposed and Anne Pullinger seconded.

After the AGM refreshments will be served before the Councillor's Forum. No resolution to be moved has been received.

The Chair said that the NWFRA Committee are looking for additional committee members and anyone wishing to volunteer should please see one of our Committee Members this evening.

In the last two years we have developed our website and tried to keep it updated with issues of importance as well as being generally informative. The Chair encouraged everyone to visit it from time to time. Details are on the flyers that were sent out the week before last. The Chair said that he had a few flyers and if anyone would like to have one, they should see him during the interval or at the end of the meeting. The reason for the flyers was that we wanted to circulate information to as many people as possible to make them aware of our AGM as well as the proposed development behind the UCA. We decided on a print run of 2,000, but in the event, this was not enough to cover every household. The Chair apologised for the shortfall. The flyer requested email addresses, so that we do not have to hand deliver newsletters, etc, and also requested that, if possible, members could raise a standing order for £5 for their annual subscription. This would mean that we would not have to use collectors (who are few and far between). We need funds to bolster our war chest to (for example) employ a specialist traffic company to challenge the road changes that are being proposed in

Cascade Way and Keepsake Close. A form is available tonight for you to add your information and, if you do not have an email address, then your postal address should be included instead.

Everyone has probably noticed the new 20 mph speed limit in Crondall Lane and may also have noticed the out of order electronic speed display. We have reported this to Surrey County Council and have asked that, if it is replaced, could they supply one with a red "20" instead of "30". We will continue to monitor the situation.

Planning Matters:

Our concerns about a new development at our last AGM were well founded. The Chair called this proposed development behind the UCA the "Old Park Lane Development", although it seems, from the exchange of emails between Trevor Free of The Abbey View Residents Association and the County Highways Authority, that the CHA is saying that the Old Park Lane access is not suitable. Gleeson's agents, Motion, responded that they did not agree with that decision, so they are planning to do the following:

1. Widen Cascade Way and Keepsake Close to 5.5 Metres and, by stripping out the grass verges, make the pavements 2 metres wide. Motion have been made aware that there is a planning condition stating that a traffic calming scheme on the site must be put in place. This would (theoretically) mean maximum speeds of 10 mph and they have stated that access for construction vehicles "could comfortably access the site".
2. Install a new pedestrian crossing including, pedestrian refuge, and improve the existing one to the West of The Chantry to improve links to existing bus stops.
3. New dropped kerbs and tactile paving at the westbound bus stop, including a new bus shelter, to encourage sustainable transport. Also, various measures are being proposed at several points in Falkner Road, Long Garden Walk, Lion and Lamb Way and The Hart at the junction with West Street.

The Chairman explained what Motion is in case people had have never heard of it and quoted from their website:

"Motion was established to help public and private sector clients successfully plan and deliver development schemes." They have offices in Guildford, London and Reading.

Trevor Free emailed the CHA asking for them to confirm, or otherwise clarify their comments, regarding the construction route, as we question its compliance with the Healthy Street Surrey Guidance. Our concern is the pavement widths, especially those in Keepsake Close where the verges and pavements have been considerably reduced. There are no dimensions on the plans in this particular area. He has asked the CHA to have Motion accurately dimension this area so he can properly address our concerns. We received an update from the CHA this morning, making clear that they are only consultees, albeit statutory, and as Cascade Way and Keepsake Close are private roads they do not fall under their jurisdiction as County Highways Authority. They do, however, have jurisdiction over Crondall Lane, Old Park Lane and West Street. We must, therefore, continue to direct our concerns to Waverley as the Local Planning Authority.

The other planning concern in our area is the Coxbridge Farm site which had outline planning approval granted back in 2022 (although the update only trickled through to the Waverley Planning site a month or so back). The reserved matters of the Waverley Planning Department are access for vehicles and pedestrians as well as cycle paths, which must be

provided and be 3 metres wide, before the occupation of the 50th dwelling. Electric charging points must be installed in each phase, before occupation. There is also a stipulation that bus stops and controlled pedestrian crossings must be installed, plus a wealth of other conditions.

We will update the website to keep you all updated, but updates will also be sent to all those who have registered their email addresses. The Chair said that discussion of these two planning matters could be continued after the refreshments, when we have the Councillors' Forum, as we need to move on.

2. Treasurer's Report and Accounts for 2022-2023

The accounting dates have been changed from a 30th April year end to a 31st December year end. COVID has restricted the money coming in and so there is not a lot to say about the accounts. The deposit account reduced by about £700, partly because of the postcard mailshot in our area. The money has been sitting there gaining very little interest until recently and sending out the postcard was considered a worthwhile use of money. A proposer and seconder for the accounts were requested. John Willacy was the proposer and Vivienne Miller the seconder.

5. Election of Officers and Committee

The following have put themselves up for re-election:

Chair: Dr Penny Marriott
Treasurer: Mr Richard Gunner
Secretary: Mrs Julie Russ
Mr Paul Grindley
Mr David King
Mrs Vivienne Miller
Mrs Anne Pullinger

The Chair requested a proposer and a seconder for the Committee. Tony Ostime was the proposer and Sue Ostrom the seconder.

6. Any Other Business

Extension of Farnborough Airport:

The Chair stated that Jeremy Hunt and Michael Gove have objected to the proposal to extend Farnborough Airport. East Hampshire District Council, Surrey County Council and Surrey Heath Borough Council have also objected and negotiations are ongoing. Clive Teague said that he has been to consultations recently and everyone who attended was against the proposal. It is against the Climate Emergency and designed to benefit a few rich people. Clive also mentioned future events: there will be a demonstration outside the Airport on 4th November at 10 am and another when there is a committee meeting at the Harlington Centre in Fleet. Details about the timings, etc, will appear in the Herald.

The plans are not including emissions from planes, which comprise 96% of the emissions from the airport, but including emissions from electric vehicles!

7. Councillors' Forum and Questions

Graham White summarised what the Town Council is doing for the community. There are 16 councillors, 14 of whom are members of the Farnham Residents Party, and 2 Liberal Democrats. Seven councillors "wear 2 hats" as they are members of the Town Council and

Waverley Borough Council, including himself and David Beaman. In 2 weeks' time the Town Council have a workshop coming up when they will discuss their vision and fix objectives for next year, covering: planning – a major issue as Farnham is being poached by developers. At present the town is easy meat. This is because Central Government has laid down that every council has to deliver a certain number of houses and if this is not delivered the local plan becomes ineffective. We are trying to get more representation in Central Government and legislation is going through which will support the local plan. A key area this year is youth as there has been a lot of petty crime in the town due to young people not having any structure to their lives. Youth workers are being encouraged to come and help. Another issue is Climate Change. We have a duty to improve things and there is work that can be done. It is planned to create a hub where groups who are interested in various things can come together. The Council has to produce a new Neighbourhood Plan and this is done in a compatible way with Waverley Borough Council.

David Beaman said there has been some progress with the Infrastructure Programme. A 20 mph speed limit will be introduced at the end of the month and it is now necessary to make sure it is enforced. Surrey County Council will put £3.5 million into the Infrastructure Programme this year. It is very unlikely that the Western Bypass Relief Road will happen as it is too expensive. The delays from Surrey County Council are frustrating but they are supportive and have put £14 million into the Infrastructure Project. He would like to see more A31 improvements but these are very unlikely to see the light of day. There is a 10 year programme for putting in sight lines and walkways. The Town Council are funding a new speed gun and Central Farnham will have a speed team. Graham White stated that the Council are talking about CCTV monitors but the police are more interested in mobile phones and cameras on the dash board.

The Town Council have objected to the Farnborough Airport Expansion plan.

The Chair asked if the speed team would be volunteers and the councillors said they would. Those breaking the speed limit would be sent warning letters.

Andy MacLeod gave some information about the Brightwells Development. Surrey County Council, Waverley Borough Council and Crest Nicholson met to discuss the situation. Crest Nicholson decided they did not want to continue with the commercial aspect of the scheme and SCC stepped in. Crest Nicholson have been successful in selling the flats. The cinema has been fitted out. There will be restaurants including (probably) Heaven's Kitchen. Copper Club will be occupying the Redgrave building but there are not going to be as many shops as originally planned. Crest Nicholson will be bailing out when they have finished and SCC will be responsible then for the retail side of it. The Gostrey Centre has moved out to the Memorial Hall. SCC will have to make some sort of success of the scheme but Crest Nicholson would not have tried to make it work. Most of Surrey's money has been spent on children's and social care.

Concerning highways, money is given by central Government according to the length of the road therefore Surrey suffers because the roads are very busy but not as long as rural roads in Yorkshire, for example.

A question was raised about the East Street development which has stalled for years now. Andy MacLeod replied that the site is owned by Berkeley Homes and they have spent a fair amount of money on it so will do something about it at some time. One reason why the fields behind UCA are under threat is that the Woolmead has not been developed, neither has Coxbridge yet. It was said that developers should face big fines if they do not proceed and develop land when they have permission to do so. The only positive aspect about the Woolmead is that the UCA have expressed an interest in developing the Woolmead for student homes. The current system for developers is the Community Infrastructure Levy

(CIL) but Berkeley Homes' permission is pre CIL. However, a new developer would have to pay CIL which is more expensive than the current system. Another developer would also have to provide affordable housing but Berkeley Homes did not have to. Berkeley Homes are providing half the car parking spaces they originally agreed which Waverley Borough Council did not approve, but an inspector did.

David Beaman stated that, regarding Coxbridge, we are waiting for a decision on the reserved matters application but the 106 Agreement has been signed.

Graham White mentioned a Brightwells map which will show what the final development will look like. There is significant vegetation on the site and it runs down to the river. A concern has been raised that there is an East/West divide in Farnham and it is up to us to join the community together. Farnham Town Council will try and link the community together.

David Beaman informed the meeting that the Old Park Lane development proposal will come before the planning committee in December (probably).

Andy MacLeod said that he and Catherine Powell were astonished to see that access to the Old Park Lane development site is proposed through residential roads.

David King queried why certain letters and communications do not appear on the WBC website and asked if David Beaman and Graham White could sort this out. David Beaman said he would take up the matter of letters not appearing promptly on the website.

Graham White pointed out that there are no hard hitting issues on the proposed Old Park Lane development site and the only objection can be over highways and access. The developers have come up with mitigation. He has spoken to the SCC officer who is dealing with the Surrey Healthy Streets Programme and he is fairly sure that the development proposal cannot comply with it. Because it is a design plan the local authority should adopt it.

John Willacy stated that there is a need to focus on noise, safety and design issues. The original way the Abbey View estate was laid out is important and changing this could form an objection. The housing will not be affordable to most as it is very expensive and the new occupants are unlikely to use buses. James Lehané of SCC has agreed that access is possible through the Abbey View estate as long as it can be modelled successfully.

Graham White said the construction would be on the eastern boundary of Abbey View but this would cut through the community space.

Jeff Armitage, who lives at the entrance to Abbey View, said that Trevor Tree has questioned whether Taylor Wimpey have the right to gain access through the estate. There is a document called TP1 which covers the access issue and whether it is legal. Taylor Wimpey will find it very difficult to comply with the conditions of the original planning permission. Abbey View will have less amenity which is what was bought when the residents purchased their homes. Graham White and other councillors have demanded a councillor briefing before the report is published. Graham White lives at Abbey View and he and David Beaman are fighting the development.

It was mentioned that there is no bus service in Crondall Lane and David Beaman replied that there is now an on demand bus service called the Connect Bus Service which runs in Farnham, including Crondall Lane. There is a link which he said he would send to Julie Russ.

George Hesse was given credit for getting the road at the junction of Crondall Lane and West Street resurfaced, after a long campaign.

Andy MacLeod mentioned School Streets where no cars are allowed through, other than residents' cars, at certain times of the day. His request for Beavers Road and Potters Gate to be designated as School Streets has been accepted. When this request is processed the streets will be closed at school opening and closing times. This will not happen for a couple of years.

John Willacy asked about the ability of the Waverley Planning Committee to put conditions on development rights. There have been many applications in recent years by the same person who lives in Old Park Lane. He has submitted another for conversion of a summer house which could well get larger, as others have. Graham White has raised questions about the street scene and restrictions to be put on the application. As a consultee Farnham Town Council has raised objections. There is an issue with a culvert. He asked that if anyone hears of any planning applications which are coming up, please could they let the council know.

There were no further questions and David King thanked the councillors for attending.