

NORTH WEST FARNHAM RESIDENTS ASSOCIATION

COMMITTEE MEETING

Tuesday 6th January, 2015 at 8 pm

Present:

Dennis Banks (DB)
Stewart Edge (SE)
Penny Marriott (PM)
Keith Miller (KM)
Tony Ostime (TO)
Julie Russ (JR)
John Williamson (JW)

	<u>Action</u>
Apologies: Harriet Ellis, Guy Stephens, Dave King	
Minutes of previous meeting: 18.11.14	
The minutes were agreed and signed as an accurate record, but the last sentence re Statcounter should be ignored.	
Treasurer's Report: (DB)	
The current account balance is £163.72, the Instant Access Account balance is £7,473.67, after taking out £200 to cover printing costs.	
A couple of days' notice will be required if solicitors fees have to be paid.	
Website (KM):	
KM handed out papers giving information from Statcounter about access to the web site. Over the whole of the period the hits have typically been about 500/600 per month. The highest number visits were recorded in October 2014, when they totalled 4,550.	
Facebook	
JW suggested finding someone else to deal with Facebook now that GS has resigned. He suggested Dion Chadbon and that he should be invited to join the Committee. This was agreed and JW will ask Dion to join us.	JW
Date of AGM and Autumn Meeting	
The date for the AGM is 10 th June 2015 and the Autumn Meeting is 22 nd October. PM will inform councillors and DB will book St Francis Hall. PM asked if anyone could suggest a speaker for the Autumn Meeting.	PM, DB
Fields Up-date (SE)	
Waverley rejected an application for 450 houses in Cranleigh, even though the officers recommended it.	
The owner of Dunsfold Aerodrome does not seem keen on talking about development of the site for 5,000 houses.	
The new market assessment of housing numbers much increased the numbers which Farnham, Guildford, etc, have to find. It would push the numbers up for Farnham by 800 and by 3.5 thousand for Waverley as a whole. SE wondered how the assessment arrived at this increase and why Waverley has sent out a consultation, apparently based on incorrect numbers. They may well try and apply the results of the consultation to a practically dead set of numbers. The consultants' report gives a 45% increase in the number of houses. The point was made that these figures should be challenged but there is a problem because the number of houses is	

<p>likely to increase. SE will try and find out more about the new assessment, possibly from the Farnham Society.</p>	SE
<p>Neighbourhood Plan</p>	
<p>JR will find out when the review of the Surrey Hills AONB will take place and when it will be concluded.</p>	JR
<p>JW has asked for the results of the Neighbourhood Plan Survey and has received nothing. SE will ask the Farnham Town Council for the results using a Freedom of Information request.</p>	SE
<p>Waverley Borough Council</p>	
<p>26 and 28 January are dates of the Joint Planning Committee when the Hopfields application may be considered. The SANG at Church Crookham has been approved by Natural England but is ridiculous. Waverley must satisfy themselves that the proposed development and the SANG will not have any adverse effects upon the SPA</p>	
<p>Desmond Hutchinson (DH) is our chosen solicitor and will be asked to write a letter to Waverley on behalf of the NWFRA. SE went to see them this morning and an Environmental Impact Assessment (EIA) was mentioned. SE will ask Natural England if an EIA is necessary. Desmond Hutchinson has doubts about challenging Waverley over the SANG as he does not think it will lead anywhere. The solicitor will produce a statement which a barrister will check and then it will be sent out.</p>	
<p>Our objectives are that the site should not be built on at all, but if the Hopfields development cannot be prevented, then the rest of the site should be a SANG.</p>	
<p>DH mentioned that we could put in an application for Rights of Common. We do not know if it would be successful or not, but at least it could delay matters which would be valuable. He thought it would have a greater chance of success than the SANG challenge. The process for moving the application forward is to draw up a plan of the site, including footpaths, and DH will provide a template of questions to give to 10-12 residents who can then provide a statement based on the questions. We need to have evidence of use for 40 years if possible.</p>	
<p>The statement about the SANG and the solicitors fee will be about £1,500. The eventual cost if we win the case and have to pay court fees, plus barrister's fees could come to £5,000 to £10,000 and if we lose the case it could come to double this amount.</p>	
<p>The first stage is for the solicitor to produce a statement and if we are happy with it he will write a warning letter or statement to Waverley which says that we are applying for Rights in Common. After this, and before taking further action, we need to take stock and see if we can afford further costs. SE said that the letter to Waverley should be as powerful as possible and it needs to reach them before the date of the Joint Planning Meeting which will consider the Hopfields application.</p>	
<p>The Rights in Common should come as a surprise to Waverley and it would therefore be good if it arrived on the day of the Joint Planning Meeting to put them on the back foot so that, hopefully, they cannot make a decision which will give us more time. If Rights of Common were established it would scupper the application.</p>	
<p>Survey of use of the Hopfields</p>	
<p>Darren carried out a survey of use of the Hopfields and the dog walkers were outnumbered by people who walked into town. It as an on-line survey and SE suggested that a survey "on the ground" should be undertaken. People need to be positioned at 2 points on the Hopfields to survey for 2 shifts for one week day and one weekend day. SE will devise the questions and produce a schedule of surveyors.</p>	SE JW PM
<p>JW will co-ordinate providing the statement and PM will produce her statement before Saturday.</p>	SE

SE will ask DH to progress the SANG statement earlier and then deal with the Rights of Common letter, once we have got the statements, but in time for the committee meeting. This may increase costs as the solicitor will be undertaking 2 separate exercises. The Rights of Common application has to be submitted to someone about the same time as a letter is sent to Waverley about it and this may increase the cost.

SE

SE is waiting for a template from DH and will chase him tomorrow if it has not arrived. JW will send the template to PM who will complete it and send it to DH before she goes on holiday, so that he can see if is suitable.

Any other business:

PM

TO mentioned a female student from UCCA who used Facebook to request our support for producing a film about the Hopfields. PM will respond to GS and see if we can give our support.

Date of next meeting: 10th March 2015