

NORTH WEST FARNHAM RESIDENTS ASSOCIATION

COMMITTEE MEETING

Tuesday 10th March, 2015 at 8 pm

Present:

Dennis Banks (DB)
Stewart Edge (SE)
Dave King (DK)
Penny Marriott (PM)
Keith Miller (KM)
Tony Ostime (TO)
Julie Russ (JR)

Apologies: Harriet Ellis, John Williamson

Minutes of previous meeting:

The minutes were agreed and signed as an accurate record, but the balance of the Instant Access Account was slightly less than stated because it was the balance before some money was withdrawn.

Treasurer's Report: (DB)

The current account balance is £163.72, the Instant Access Account balance was £7,274.14, but £2,000 was withdrawn and put into the current account. A further £160 will have to be withdrawn for the solicitor's bill and also a small amount for printing costs of the newsletter.

Hopfields (SE)

The solicitors sent a letter to Waverley concerning SANGS but it was disappointing that the Counsel would not state that it was illegal.

Rights of Common: the law has changed recently and once a planning application has been submitted the Rights are scuppered. It is possible that Rights could exist on the top field, but it was thought that there would be a weaker case for it here.

Rights of Way: Di Kirkwood has been researching the rights of way along the bottom edge of the Hopfields. It would be at least 2 years before the case could be considered by Surrey County Council's Rights of Way Department, but there is a problem because so far records do not show sufficient numbers of people using it regularly for 20 years or more. SE suggested contacting Di to find out how things are going and see if she has spoken to the rights of way officer. The 20 years precedes 2002 as a fence was erected then to make it clear that the owner did not want people to walk over the fields, other than on the official footpaths. DB will contact Di to see what is happening. TO asked if we could do something about the lack of a pedestrian exit from the planned development on to the UCCA access road at the bottom of the field. SE said that Waverley have a responsibility to encourage PROWS and should make the owner sell the strip of land between the development and the road, thus allowing an exit here (which would be where the present unofficial footpath exits the field).

SANGS: SE has written to the Department of Communities and Local Government (DCLG) expressing concerns about the Hopfields Planning Application because the SANG looks unreasonable. He has not received a reply yet and he fears that one will not be forthcoming. The Town Council is trying to find a way around the SANGS issue and of not using the Church Crookham site. Carole Cockburn is trying to set up a meeting between Natural England, Waverley and the Town Council to consider the matter.

Carole Cockburn stated that the Neighbourhood Plan selected the Hopfields for development on the basis that it would have on-site SANG and do want the top of the fields to be developed. The Neighbourhood Plan has now moved the town boundary from the bottom to the top of the fields. Carole said there is another piece of land which has been offered for development above

Action

DB

the top field, but she is not sure exactly where it is.

SE asked Waverley why they are not developing the Dunsfold site and they stated that it cannot be ready in time. We could challenge Waverley's 5 year housing bank saying that Government policy is that brownfield land should be developed first. SE will investigate the 5 year plan and it is not really necessary to build on the Hopfields – the plan can be tweaked. Waverley have asked SCC for a transport solution for a Dunsfold development of 3,000 houses, when they should be planning for 5,000 with a relevant solution. The reason for the delay, according to Waverley, is that SCC have taken too long to provide the solution.

SE

KM asked whether we could challenge the first past the post policy for developing sites as it makes a nonsense of using land of less amenity value first. SE explained that we are in this situation because there is no local plan in place. However, it should be pointed out that Waverley should be trying to follow the spirit of the plan, even though one does not exist at present.

Waverley and Surrey County Council have said that AGLV land should be reassessed and Surrey stated that some of the top fields should be AGLV and the bottom should not.

DK: Miss Bide stated that the Hopfields are classed as Grade 3, Agricultural land, but we need to find out if this correct. JR will check on the present classification using a Natural England map and DK will investigate the historical classification.

JR, DK

The only proposed development site in the Neighbourhood Plan survey to have a vote against it was the Hopfields and we should keep pushing this point.

Committee?

PM will submit a Freedom of Information request for the Traffic Report produced by Surrey County Council, to see if it states that the wait to get out onto West Street from Crondall Lane in the rush hour is 31 seconds. This needs to be changed as it is much longer than 31 seconds. KM suggested asking a Councillor to raise this issue. PM wrote a piece about the Joint Planning Committee Meeting for the Herald but it was edited drastically.

PM

AGM

PM cannot invite councillors to attend the AGM until after the May election as we do not know who will be elected. There will therefore be no further preparations until after the election. As the AGM is on 10th June there will not be much time to spare. PM will produce a newsletter and state that the names of the councillors invited will be announced later.

October Meeting

A speaker must be found but no suggestions were forthcoming. PM will try and come up with some ideas.

PM

Website and Facebook (KM)

There is nothing to report on the website. PM thanked KM for his work and this was echoed by the Committee.

DK asked if JW had found out whether Dion Chadbon could look after Face Book, but we have not heard from JW yet. GS is carrying on with it at present.

Communications

We have received a lot and most have been about not building on the Hopfields

Date of Next Meeting: 12th May 2015

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