

Please note that the information redacted does not relate to WFC but other matters

Executive 12 July 2018

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985
Not for publication by virtue of paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information) of Part 1 of Schedule 12A (L.G.A.1972)

MINUTES
OF A MEETING OF THE
EXECUTIVE

held on 12 July 2018
Present:

Cllr D J Bittleston (Chairman)
Cllr A Azad (Vice-Chair)
Cllr A C L Bowes
Cllr K M Davis
Cllr Mrs B A Hunwicks
Cllr C S Kemp
Cllr D Harlow

Also Present: Councillors A-M Barker, J E Bond, A J Boote, G G Chrystie, D E Hughes, N Martin, L M N Morales and M I Raja.

9. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED

That the press and public be excluded from the meeting during consideration of items 10 and 11 in view of the nature of the proceedings that, if members of the press and public were present during these items, there would be disclosure to them of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A, to the Local Government Act 1972.

Paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

11. LAND MANAGEMENT - WESTFIELD AVENUE

[NOTE: In accordance with the Members' Code of Conduct, Councillor A C L Bowes declared a pecuniary interest in this item arising from a family member owning a part of land in the proposed development. The interest was such that Councillor Bowes left the Council Chamber during the consideration and determination of the item.]

[NOTE: In accordance with the Officer Employment Procedure Rules, Peter Bryant (Head of Democratic and Legal Services) declared an interest in this item arising from him (i) being a member of the Cards Trust, the supporters' club for Woking Football Club and (ii) providing occasional unpaid assistance to Woking Football Club, e.g. acting as Returning Officer for the election of directors. The interest did not prevent Mr Bryant from advising the Council on this matter.]

[NOTE: In accordance with the Officer Employment Procedure Rules, Leigh Clarke (Finance Director) declared an interest in this item arising from her husband having a small shareholding in the Club. The interest did not prevent Mrs Clarke from advising the Council on this matter.]

Following the decision of Council at its meeting on 5 April 2018 to enter into a Development Agreement with GolDev, the Executive received a report which set out the Viability Assessment and the terms to acquire land at Egley Road. The Executive noted that the Viability Assessment demonstrated to GolDev's satisfaction that the risks associated with taking forward the development were acceptable. The Executive was therefore advised that the development was viable and that the land at Egley Road should be acquired by the Council for that purpose.

Members discussed affordable housing, infrastructure concerns and the comparable residential values advice included in the report. The Chief Executive commented that it was hoped to apply the Council's Earn Your Deposit Scheme in the proposed development.

Officers advised that a 10,000 seat stadium with the necessary facilities to meet English Football League Standards had been insisted upon in the specification. It was noted that the Council would wish to future proof the new stadium as much as possible.

The Chief Executive stated that GolDev had not been procured by the Council. The Executive was informed that the risk to the Council was considered small and that GoldDev, as the developer, would need to address the significant risks of proceeding with the development proposal.

Subject to the agreement of Council at its meeting on 26 July 2018, it was anticipated that GolDev would undertake pre-planning consultation possibly in Autumn 2018. Members were reminded that the proposal would remain confidential until the pre-planning consultation.

The Executive welcomed the development proposal and was supportive of Woking Football Club, noting its contribution and engagement in the community.

RECOMMENDED to Council

- That (i) the GolDev development proposal is considered viable; and
- (ii) the Council acquire the land at Egley Road from Leigh Place Properties in the sum of £11m subject to planning approval of the proposed development on Kingfield Road and Egley Road.

Reason: To implement the Decision of Council on 5 April 2018.

This document was published on Friday 13 July 2018 and the decisions within it will be implemented on Monday 23 July 2018, subject to call-in.

The meeting commenced at 7.00 pm
and ended at 8.20 pm.

Chairman: _____

Date: _____

