



SHERE PARISH COUNCIL

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**SHERE PARISH COUNCIL
PEASLAKE FARM PROJECT GROUP
MONDAY, 9th MARCH 2015, STARTING AT 7PM
AT TANYARD HALL, 30 STATION ROAD, GOMSHALL GU5 9LF**

MINUTES

Present: Parish Councillors R Davey (Chairman), J Collin, C Carlisle, R Smith and M Urban; Peaslake Protection Group (PPG) representatives P Carter, K Harrap and G Reffo; non-PPG representatives J Bahram and Z Fowle; the Parish Clerk, J Millett and twelve members of the public.

Apologies for absence were received from Parish Councillors M Taylor-Cotter and J Tenner.

Minutes of the meeting held on 11th February 2015 – agreed, subject to R Smith being recorded as present and the options presented at the public meeting held in Peaslake Village Hall on 11th December 2014, being annexed to the minutes.

Co-opted members of the Project Group

It was noted that, following representations from the PPG, the Parish Council had agreed to amend the Project Group's terms of reference relating to membership composition, to allow for co-option of three PPG members and three non-PPG members. The following nominations were put forward and the Task Group duly appointed them:

Zoe Fowle (non-PPG representative)

Ken Harrap and Gerry Roffe (PPG representatives)

It was noted that there was a vacancy for another non-PPG representative)

Peaslake Farm: Options Appraisal

- **to consider appraisal format** – the Chairman circulated a draft pro forma entitled 'Peaslake Farm Option Appraisal Schedule'. This would enable the group to gather and present information on each of the options, in a format where they could be more easily be compared, both quantitatively and qualitatively. It was felt that the proposed

headings in the pro forma were appropriate and that guidance notes on completing the pro forma could be produced and circulated to the Group.

- **to receive a report on seeking quotes** – C Carlisle reported on the work that he had undertaken in seeking quotes for a land valuation. He had approached four chartered surveyors: one of these had declined to quote because they didn't have the necessary expertise; one declined on the basis of a conflict of interest; one response was still awaited and one had quoted a very reasonable price. The information from the land valuation would inform the 'financial implications' section of the Appraisal Schedule. Following discussion, the Project Group decided to seek further quotes and it was agreed that the PPG should suggest two other suppliers and forward them to the Clerk so that quotes could be sought from them and reported to the next meeting of the Project Group. C Carlisle would let the Clerk have his written brief for this work and would vet the professional competency of the suggested suppliers.

Any other business

P Carter suggested a further option for the site: it could be used for a Rural Burial Park.

It was agreed that:

- the option of a Rural Burial Park be investigated along with the other options
- there should be a site visit to Peaslake Farm, subject to notification to the tenant
- English Rural Housing Association (ERHA) be invited to come and talk to the Project Group and a Letter of Intent to them be drafted

It was noted that ERHA had obtained an Envirocheck Report for the site and the Group requested a summary interpretation of that Report.

The Association would also be asked for a typical detailed specification that they would use when seeking a comprehensive geotechnical and environmental site investigation. It was decided that this brief was required at this stage so the Project Group could be confident that the specific environmental concerns relating to the edge of Peaslake village would be covered. Matters to be covered would include: pre-planning investigation following on from the desk study, site investigation/soil testing, topographical survey, utility searches, soakage testing, borehole soakaways, etc. to address the particular concerns of local residents about flooding and water run off issues in the Village could then be addressed in the context of how each option might impact these existing problems and what remedial/preventative measures might be called for by each option.

(Note: it was accepted at the last Parish Council meeting that the Council should establish what the cost of such a comprehensive land survey would be if the Council were to immediately commission such a survey, at its own cost. It should then be possible for Council to determine whether to obtain the necessary report by direct commission or via the Housing Association's commissioning of an independent survey, at their cost, under the terms of a suitable Letter of Intent, as already outlined but yet to be drafted and discussed.)

It was noted that the Association had suggested the following independent suppliers that could undertake a ground survey: Southern Testing, Ashdowne, Hook Survey and Sitrine.

Date of next meeting - provisionally, Tuesday, 7th April at 7pm at Tanyard Hall.