



SHERE PARISH COUNCIL

*Serving the villages of Gomshall,
Holmbury St. Mary, Peaslake, Shere and
a large part of Abinger Hammer*

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SHERE PARISH COUNCIL PEASLAKE FARM PROJECT GROUP

**TUESDAY, 21st APRIL 2015, AT SHERE VILLAGE HALL, GOMSHALL LANE,
SHERE**

MINUTES

Present: Parish Councillors R Davey (Chairman), J Collin, C Carlisle, B Grover, R Smith, M Taylor-Cotter J Tenner and M Urban; Peaslake Protection Group (PPG) representatives: K Harrap and G Reffo and non-PPG representatives: J Barham, Z Fowle and D Roe; the Parish Clerk, J Millett and sixteen members of the public.

Apologies for absence – received from P Carter (PPG).

Minutes of the meeting held on 7th April 2015 – agreed

Presentation by Nick Hughes, Regional Development Manager, English Rural Housing Association

N Hughes gave a general introduction to the history and functions of the English Rural Housing Association. It was noted that the Association was one of the leading researchers and developers of affordable rural housing, which worked with a variety of partners to tackle housing problems affecting rural communities. Numerous questions were asked and N Hughes responded as follows:

- Guildford Borough Council housing stock had fallen from around 9,000 at its height to below 6,000 properties
- Protection from Right to Acquire (Housing Association version of Right to Buy) & Leasehold Enfranchisement legislation is provided through a Statutory Instrument for rural villages below 3,000 population. The Parish of Shere is listed within the Statutory Instrument
- Affordable housing can include rent and shared ownership, the latter often being capped at 80% - the Association could provide a typical model for calculation of costs and affordability

- The criteria for ‘local’ availability of any affordable housing would be written into a Section 106 Agreement between Guildford Borough Council, Shere Parish Council and English Rural Housing Association; with properties being offered to local residents of Shere Parish first who could demonstrate a connection through residence, employment or close family association. In the unlikely event there were no qualifying people from Shere Parish, then a cascade mechanism would operate, with properties being offered to those with a local connection to neighbouring parishes and then, if no takers, Guildford Borough.
- If people wanted to down-size, then they would only be eligible to buy a property, which would subsequently be available on the open market if the owner died. However, some restrictions could be placed on it, for example, the property would have to be marketed locally
- There could be an age restriction on any market unit(s), for example, they could be available for sale to the over-65s
- There was a move towards longer-term assured tenancies in the affordable housing sector
- In relation to the funding of business barns, it was unlikely that these would be able to be cross-subsidised
- The Association didn’t know of any evidence of a rural exception site being then transferred to a commercial development
- Regarding building next door to a property, there are no fixed separation distances. Architects and planning officers would have regard to various aspects such as whether the over-looking concerned principle or habitable rooms, as opposed to bathrooms with obscured glass.

The Chairman thanked Nick Hughes for his presentation.

Land Appraisal: to receive report on seeking quotes for a land valuation of Peaslake Farm. It was noted that three quotes had been received, the cheapest of which was Clarke, Gammon Wellers, at a price of £2,750 & VAT, and the Group agreed to recommend Council to accept this quote.

Peaslake Farm: Options Appraisal:

- To consider analysis of the Group’s responses to Environmental Impact/Implications (question 3) and Community/Amenity Impact (question 4)
- Borough Planning Considerations and Permissions for each option (question 2) – to consider questions that need to be asked of Guildford Borough Council planners

It was noted that some members of the Group had not yet returned their completed option appraisal forms to the Clerk and so the analysis was not yet complete. This agenda item was deferred therefore, to the next meeting.

Other business: A list of PPG members was requested as local residents were confused about the difference between PPG and non-PPG members. There was also some confusion about the PPG and the PFPG, ie, the Peaslake Farm Project Group and it was agreed therefore to recommend Council to change the name of the Group to Peaslake Farm Working Group.

Date of next meeting: Tuesday, 26th May, starting at 7.30pm, at Tanyard Hall.