



SHERE PARISH COUNCIL

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SHERE PARISH COUNCIL PEASLAKE FARM PROJECT GROUP

MONDAY, 7th APRIL 2015

AT TANYARD HALL, 30 STATION ROAD, GOMSHALL GU5 9LF

MINUTES

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

Apologies for absence – received from P Carter and G Reffo.

Minutes of the meeting held on 9 March 2015 – agreed.

Co-option of third non-Peaslake Protection Group member – agreed to co-opt David Roe to the Task Group

Site Visit to Peaslake Farm: 7th April – generally, the Group found the site visit to be helpful but were concerned about the poor condition of the existing farm barns and the untidiness of the site and recognised the need for it to be cleared. Any asbestos would have to be cleared professionally and tyres should not be burned. Consideration of this matter was **REFERRED** to Council.

The Group agreed to **RECOMMEND** to Council that the option of doing nothing (option Y1) was not viable. The option of using the land for grazing (option F2) was possibly not viable and so this option would be held in reserve.

Envirocheck Report Summary – noted.

Land Appraisal

- seeking quotes for a land valuation of Peaslake Farm – a further valuation had been sought from Clarke Gammon Wellers; valuations were also being sought from David

Lloyd and Grillo. C Carlisle stated that, in his professional opinion, he was satisfied that these last two firms were appropriate to undertake the valuations. These valuations would all be to the Parish Council's agreed specification.

The following reports were noted:

- site drainage
- topographical land survey specification
- gas pipes, mains, services, etc, from Southern Gas Networks
- asset location search, from Thames Water

It was also reported that English Rural Housing Association (ERHA) could arrange for the relevant detailed studies/surveys to be undertaken by specialists, at no cost to the Council (otherwise the cost to the Parish Council of commissioning the surveys would be in the order of ten to twenty thousand pounds). It was **RECOMMENDED** to the Parish Council that ERHA undertake the relevant studies, subject to ERHA being refunded, should the Parish choose a different housing provider.

- 'Affordable Rural Housing: a practical guide for parish councils' – this useful reference document was circulated at the meeting.

Peaslake Farm: Options Appraisal

- to note process for first stage of gathering information on options (forms and guidance previously circulated) – agreed that Group members would complete the qualitative parts of the appraisal forms (ie, Environmental Impact/Implications (question 3) and Community/Amenity Impact (question 4) for each option and return them to the Clerk by Tuesday, 14th April.
- Borough Planning Considerations and Permissions for each option (question 2) – to consider questions that need to be asked of Guildford Borough Council planners – agreed that Group members consider questions that would need to be asked of the planners, by also completing question 2 on the appraisal forms. A meeting with the planners would then be arranged to discuss the Council's main options.
- to report progress to date on collecting information on financial implications of options (question 1) on Appraisal Schedule;– two estimates had been received for a car park (part of option Y3: car park and public toilets)

Pre-packaged buildings – noted information from Border Oak, a supplier of pre-packaged buildings.

Date of next meeting and agenda items – next meeting: 21st April, starting at 7pm, at Tanyard Hall. Agreed to invite Nick Hughes, Regional Development Manager, ERHA, to the next meeting.