



SHERE PARISH COUNCIL

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

Joy Millett
Parish Clerk/Finance Officer,
Telephone/Fax: 01483 203431

Clerk2009@ShereParishCouncil.gov.uk
<http://www.ShereParishCouncil.gov.uk>

Tanyard Hall
30 Station Road
Gomshall
Guildford,
Surrey. GU5 9LF

**SHERE PARISH COUNCIL
PEASLAKE FARM PROJECT GROUP
THURSDAY, 19 NOVEMBER 2015, AT TANYARD HALL, 30 STATION ROAD,
GOMSHALL GU5 9LF**

MINUTES

Present: Parish Councillors R Davey (Chairman), A Collingwood, A Golightly, B Grover, B Harrap and G Reffoe; Peaslake Protection Group (PPG) representatives: K Harrap and D Pickford; non-PPG representatives: J Barham and C Gould; the Parish Clerk, J Millett and four members of the public.

Apologies for absence – were received from Parish Councillors C Brooke, C Carlisle, P Carter and J Cross and non-PPG representative David Roe

Declarations of Interest –to receive any declarations of disclosable pecuniary and other interests from Members in respect of any item to be considered at the meeting. *(Members were reminded that they must not participate in any item where they have a disclosable pecuniary interest.)* Parish Councillor B Harrap declared an interest as a member of the Peaslake Protection Group.

Minutes of the meeting held on 20 October 2015 – previously circulated. **AGREED**, subject to it being noted that there would be one leaflet circulated.

Revised proposal for Peaslake Farm - presentation by C Frew-Brown. It was **NOTED** that C Frew-Brown had thanked the Chairman for his guidance regarding her proposed project and for the invitation to the meeting but had said that she was now looking at other sites. This meant that there were now three options only to take forward, for consultation.

Options Appraisal – to receive any up-dates. It was noted that work was on-going on the ‘barns only’ option. There was also to be a meeting with English Rural Housing Association

to request the architects to provide a visual plan relating to the other two options: ‘affordable housing’ and ‘affordable housing with barns’.

Detailed schedule for consultation exercise – NOTED current schedule for consultation exercise as set out at annexe 1 to these minutes.

It was also noted that there were three companies that could be used for independent analysis of residents’ views: Independent Data Analysis Limited, Consolidata or Surrey Community Action. It was suggested that:

- the consultation meetings in the village halls start at 7.30pm
- the questionnaire and Frequently Asked Questions be placed on the Parish Council’s web-site
- a special meeting of the Parish Council be held in Peaslake Village Hall, to decide which option to adopt, where every councillor would have up to 5 minutes to give their views and limited, possibly written, questions from the public would be taken. The meeting would be between the 12th April Council meeting, where an analysis of questionnaires would be presented, and the 12th May Council meeting.

Outline leaflet for consultation on options – NOTED layout of draft consultation leaflet as set out at annexe 2 and ‘frequently raised concerns and questions’ (FAQs) as set out at annexe 3 to these minutes. Specific questions were to be drafted and the responses would be analysed quantitatively and qualitatively. There was some discussion on the circulation of questionnaires. This would be discussed further and a recommendation made to the Parish Council.

Other points of clarification in the leaflet should be:

- Area C on the not to scale schematic needed to be clear
- Residents should be told what’s happening with the fields in each of the 3 options
- it should be made clear that there could be a very small element of hard standing on the field in the ‘affordable housing and barns’ option.
- Outline uses of the barns and any exclusions should be included, eg, the barns should not be let to tenants carrying on noisy operations

Members of the Working Group were asked to send to the Clerk any other questions that needed to be included in the list of FAQs – item for next meeting.

It was noted that R Davey and B Harrap would meet again to progress the draft leaflet.

Affordable housing: government policy – NOTED that English Rural Housing Association had advised that, due to a voluntary agreement between the government and the National Housing Federation (the housing associations’ trade body) the existing statutory exclusion from the Right to Buy (RTB) of English Rural’s properties would continue. This meant that any rural affordable homes developed by English Rural in the parish would continue to be excluded from the RTB policy and therefore secured for future generations of people.

Dates of future meetings of the Group

NOTED dates of future meetings:

Tuesday, 15th December 2015

Tuesday, 19th January 2016

Tuesday, 2nd February 2016

Peaslake Farm Working Group: 19 November 2015

Current schedule for consultation exercise

Next PFWG meetings:

- Tuesday, 15 December 2015
- Tuesday, 19 January 2016
- Tuesday, 2 February 2016

Monday 8 February - sign off for CRC for brochure

Monday 15 February – delivery of printed brochures to Parish Council

Friday, 19 February - postal despatch of brochures

Tuesday, 23 February – delivery of brochures to homes

Public meetings:

- Tuesday, 1 March – Peaslake Village Hall
- Wednesday, 3 March – Holmbury Village Hall
- Monday, 7 March – Shere Village Hall

Wednesday, 9 March – Council meeting and feedback on meetings

Monday, 14 March - Council meeting and closing date for the return of questionnaires

Tuesday, 12 April – Council meeting and presentation of analysis of questionnaires

12 May – Annual Council meeting

Special Council meeting tba to discuss which option to adopt

Planning process begins

Peaslake Farm Working Group: 19 November 2015**Peaslake Farm Options - A5 consultation leaflet: draft layout**

Page number(s)	Content
1 (single page)	Introduction with pictures of site and summary of 3 options – see attached draft
2 & 3 (double spread)	Option 1 detail
4 & 5 (double spread)	Option 2 detail
6 & 7 (double spread)	Option 3 detail
8 (single page)	Guidance and FAQs
9 & 10 (detachable folding in sheet)	Respondents' views (for return for independent analysis)
11 (reverse of folding sheet)	Name and address of respondent and demographics

ANNEXE 3

Peaslake Farm: Frequently Raised Concerns and Questions

1. Flooding/sewage
2. Results of environmental surveys
3. Traffic and parking
4. Future timescale
5. What does affordable mean
6. When will we see detailed plans
7. Who is eligible for the houses
8. What security on the use of the fields
9. Who decides who gets a house
10. Is this consultation exercise a referendum on what's going to happen
11. What is the forward process
12. What will be the financial relationship between Council and
13. How will the income be used
14. ??????