



SHERE PARISH COUNCIL

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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
TUESDAY, 19 JANUARY 2016, AT TANYARD HALL, 30 STATION ROAD,
GOMSHALL GU5 9LF**

MINUTES

Present: Parish Councillors R Davey (Chairman), R Andrews, C Carlisle, J Cross, B Harrap and G Reffoe; Peaslake Protection Group (PPG) representatives K Harrap, D Pickford and C Gould, non-PPG representative: D Roe; the Parish Clerk, J Millett, N Hughes, English Rural Housing Association and ten members of the public.

Apologies for absence – were received from Parish Councillors C Brooke, P Carter, A Collingwood, B Grover and non-PPG representatives J Barham and Z Fowle (who had resigned from the Group).

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 PPG.

Minutes of the meeting held on 19 November 2015. **AGREED** subject to C Gould being recorded as representing the PPG and D Pickford's apologies for absence being recorded.

Allocation criteria/ income levels for affordable homes – to receive a report by N Hughes, English Rural Housing Association.

N Hughes gave a short presentation on allocation criteria and policy in the Guildford Borough Council area and typical rents for affordable homes. He answered various technical questions and the Group requested that he provide further information on rents. The Chairman thanked N Hughes for attending the meeting.

Draft leaflet for consultation on options – to receive a progress report. The format of the consultation leaflet had been designed and was tabled. It was noted that this would be merged with the text which was being ‘worked up’. Any questions that would not fit into the leaflet would be posted on the Parish Council’s web-site, together with answers. It was agreed to state clearly that, under the suggested options, housing was not available for people who wished to down-size. Guidance would be sought from a professional company on the questions to be asked. Housing mix was discussed briefly and it was noted that this was not being consulted on, at this stage – the possible layouts shown were not plans. The precise mix would be discussed with planners at planning application stage if a housing option was taken forward. It was noted that Peaslake Farm had been gifted to the Parish Council ‘for the benefit of the poor of the parish’ and it was suggested that this information be included in the leaflet.

PPG Coffee morning, 9th January 2016 – to receive a report and consider the contribution to the consultation leaflet regarding the ‘barns only’ option. The contribution on this option was awaited. It would incorporate an earlier proposal put forward by P Carter.

Proposal for leasehold properties – to receive a report by C Gould. C Gould, on behalf of the PPG, outlined a housing proposal that would enable young adults who had grown up in the area to acquire a leasehold property and thus remain in the village. In the same way, older members of the community could downsize to a similar kind of property. It was suggested that this could be a development of leaseholds as well as rentals that were put under the control of a Community Land Trust. It was noted that the Parish Council could look at a further developed project but that the planned consultation would go ahead on the original three options agreed. A member of the public asked that C Gould’s proposal be brought to the attention of the Parish Council.

Provider for consultation analysis – to receive a report. It was noted that three providers had submitted quotes for independent analysis of the consultation leaflet questionnaire. Following discussion, it was felt that Independent Data Analysis Ltd was the preferred supplier.

Next meeting of the Group – Tuesday, 2nd February 2016