

PEASLAKE FARM STEERING COMMITTEE

10 JULY 2018

at TANYARD HALL, 30 STATION ROAD, GOMSHALL

Present: Parish Councillors R Davey (Chairman), R Andrews, P Carter, J Cross and G Reffo; V March, Greenoak Housing Association (GHA) and the Parish Clerk, J Millett.

5/18 Apologies for absence were received from Parish Councillors C Carlisle and A Collingwood and from GHA, D Kingdon and A Buffery.

6/18 Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda. **NONE** received.

7/18 Minutes of the meeting held on 30 May 2018 – APPROVED the minutes.

The following brief up-date was given on action taken since the last meeting:

- Tree blocking access to area C – GHA have noted. If the tree has a Preservation Order on it, this will be addressed at the planning application stage.
- SPC to re-locate grassed over-bridge at a later stage, following planning approval.
- Himalayan Balsam and Japanese Knotweed – treatment plan to be re-visited and revised with local contractor asap, to include before and after photos and comprehensive, written treatment/management programme; new growth of Japanese Knotweed to be removed from stream asap.
- Housing needs surveys – background data being analysed by GHA with a view to providing more robust data to Guildford Borough Council, for their consideration as part of GHA's grant application. GHA to produce a report on the analysis.
- Tenant requested to tidy up site a bit more.
- Definitions of areas A, B, C and D and the square meterage of the plots passed to GHA.

8/18 Draft Architects Scheme Brief and Development Programme/up-dated time schedule – for report and discussion. GHA reported that they had appointed Studio Partington as their architects and they would be attending the next public consultation meeting. An initial design brief was discussed. It was confirmed that there will be two parking spaces per dwelling and that there should be no load bearing internal walls to allow for flexibility in the internal layout of the new homes to accommodate growing families. In relation to water management of the site, it was noted that screw piles or mini piles would be used as foundations. GHA would be appointing a hydrologist to understand the ground below the site, the aim being to provide a design with no water run-off. In addition, water saving home appliances would be used. GHA would ensure that space standards were

consistent with their original bid and that there would be gardens. GHA would respect and blend the design to the surrounding environment and form of existing development. A Farmyard/courtyard style development was suggested. GHA would use natural and locally used materials and local contractors as far as possible. There would need to be a balance between eco and design standards.

9/18 Public Consultation with Parish – to discuss arrangements for the next public meeting. **AGREED** that the next Steering Committee would be on Thursday, 4th October, starting at 2.30pm, at Tanyard Hall. It was envisaged that the Committee would look at up to three options and make a recommendation to Council as to the preferred option. The public consultation meeting would then be held on Thursday, 18th October, at Peaslake village hall. There would be a display of design options from 2.30pm and the meeting would start at 7.30pm. GHA, their architects and Parish councillors would attend both sessions. People interested in renting one of the new homes would be reminded that they must register with Guildford Borough Council (GBC) to be eligible to be considered for one of the homes.

10/18 Date of next meeting – 2.30pm, Thursday, 4th October, at Tanyard Hall.

11/18 Exclusion of the Public and Press (Public Bodies Admission to meetings Act 1960) – **EXCLUDED** the public and press for the following item of business because of the confidential nature of the business to be transacted.

12/18 Heads of Terms and draft lease – to sign agreed Heads of terms and note the arrangements for instructing solicitors to draft the lease. It was noted that GHA's solicitors had suggested some minor changes to the Heads of Terms, together with a specific clause that 'SPC will enter into the agreed s106 agreement if required before GHA has completed acquisition of the lease'.

The Parish Council's solicitor had advised that in those circumstances, the Parish Council might want:

- GHA to pay its and the Council's legal costs in relation to the S106 Agreement, and
- the s106 Agreement to contain a provision which prevents any of the terms of the s106 Agreement (save for the term requiring payment of the Council's legal costs) from coming into force until development is commenced (with the definition of 'development' excluding any site investigations and surveys).

Note: Council would need to agree to the addition of these clauses before Heads of Terms are signed.

13/18 Grant from Guildford Borough Council – to receive an up-date. GHA reported that discussions with the Borough Council had been very positive and that their decision was expected within a couple of weeks.