

# PEASLAKE FARM STEERING COMMITTEE

30 MAY 2018

at TANYARD HALL, 30 STATION ROAD, GOMSHALL

**Present:** Parish Councillors R Davey (Chairman), R Andrews, C Carlisle, P Carter, A Collingwood and J Cross (A Golightly also attended); from Greenoak Housing Association (GHA): D Kingdon, A Buffery and V Marsh; and the Parish Clerk, J Millett.

**Apologies** for absence were received from Parish Councillor G Reffo.

**1/18 Exclusion of the Public and Press (Public Bodies Admission to meetings Act 1960) – AGREED** to exclude the public and press for the following item of business because of the confidential nature of the business to be transacted.

**2/18 Draft Scheme Brief and Development Programme** – for report and discussion  
Site plan and boundary definition – a draft site plan (for Land Registry purposes) was circulated and the following comments were made:

In the draft plan, the boundary lines run through the centre of the ditches – it was agreed that the boundary line be adjusted so that the ditches were the responsibility of the Parish Council and not GHA; that area C should be 10 metres wide to accommodate access by a tractor & trailer to area B and that at the top north east corner of the yard, the site boundary line should be adjusted to include the whole of the building currently shown. GHA requested the definitions of areas A, B, C and D and the square meterage of the plots.

## Site issues

Access – noted there were currently two access points to the site and a further one to area C would be created later in the process. Noted that there was a tree blocking the proposed access to area C – check whether it has a Tree Preservation Order on it.

Stream & surface drainage – noted Parish Council to manage ditches and re-locate bridge with wider diameter pipe underneath it.

Invasive species – Himalayan Balsam and Japanese Knotweed – treatment plan to be put in place by a licensed contractor to eradicate the species.

On site pollution – there was a tank on site that would need to be removed and vehicles and machinery had been on site in the past. However, no significant pollution issues were expected to arise.

## Neighbourhood issues

Foul drainage – the issue of rainwater getting into Peaslake’s sewage system and recent discussions with Thames Water and Surrey County Council were reported. It was noted that in relation to rainwater run-off, the build would not include roof space that was greater than the existing buildings on site and would therefore, not exacerbate any flooding in the village. GHA would need to do an off-site connection into the water system.

Parking – agreed that there would be two parking spaces per home.

#### Housing Needs issues

GHA asked for background data to Surrey Community Action’s Housing Needs Survey and the Parish Council’s surveys/public consultations, as GBC had asked for more robust data.

#### Initial brief

A brief would be circulated in due course.

#### Other matters

Tenant to be given adequate notice to quit the site and asked to tidy it up a bit more in the meantime; local community to be kept informed of progress, including timescale; GHA had a shortlist of architects and were investigating suitable building technology.

**3/18 Heads of Terms, draft lease and other legal work** – to receive a progress report  
It was noted that GHA had applied for a £100,000 grant from Guildford Borough Council (GBC) and GBC in turn had indicated, in principle, that the grant would be forthcoming. It was therefore, **RECOMMENDED** to Council that the revised Heads of Terms be signed.

**4/18 Date of next meeting** – Tuesday, 10<sup>th</sup> July, at 2.30pm, at Tanyard Hall.