



SHERE PARISH COUNCIL

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

PEASLAKE FARM STEERING COMMITTEE 2.30pm, THURSDAY 4TH OCTOBER 2018 TANYARD HALL, 30 STATION ROAD, GOMSHALL

MINUTES

	Present: Councillors - R Davey (Chairman), B Andrews, A Collingwood, A Golightly, G Reffo, P Carter, J Cross and C Carlisle. Greenoak Housing Association (GHA) - V March & A Buffery. Richard Partington Architects - R Partington & H Bass. Parish Clerk – S Hoyland
14/18	Apologies for absence: D Kingdon (GHA)
15/18	Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda – None
16/18	Minutes of the meeting held on 10th July 2018 – to approve the minutes – Approved and Signed as a Correct Record
17/18	<p>Matters Arising – an update was given on matters raised at the last meeting:</p> <ul style="list-style-type: none"> • Himalayan Balsam and Japanese Knotweed treatment plan ongoing. GHA had been given the contact details of the Parish contractor and will ensure that the treatment plan and relevant documentation is in order. • Housing needs surveys had been collated and GHA will share those findings with the Parish Council. As all the information appears to collate across the existing surveys, it is hoped that this will be sufficient evidence alongside information from their own register, for Guildford Borough Council (GBC) not to require a further survey. This will be presented to GBC in the next month. The greatest demand is for small households but ensuring that there is a reasonable balance of family accommodation in other villages for families evolving. In addition to this, the flexible model of housing could mean having 2 bed houses with the second double being split to make a 3 bed house with two single bedrooms. • Site investigations into possible pollutants will take place once the layout of the houses and gardens has been agreed. It was Noted that the recent outbreak of blue-green algae in the stream through Peaslake, did not come from Peaslake Farm. • The tenant was asked to tidy the site a little more

18/18	<p>Studio Partington Architects Design Options – consideration of designs. The architects gave some insight into the philosophy behind the design options and presented two strategies with scope to adjust the balance of units within each. They explained that their designs focus on the user experience, specifically energy and comfort in the modern home providing affordable, sustainable, equitable housing. Inspiration for the designs was taken from surrounding houses in the village. Both options would provide nine units with two parking spaces for each unit. Option one, is three clusters of homes with a shared courtyards. Option two, is a staggered line of barn homes. In both options houses have a private garden. It was considered that the communal garden for residents would have some terracing and planted with plants and trees which would suck up water. It would be an area of habitat rather than activity.</p>
19/18	<p>Public Consultation with Parish – to discuss final arrangements for the forthcoming public meeting on Thursday 18th October 2018. It was Agreed that both designs would be displayed at the public consultation. The boards will be on display from 2.30pm and the public meeting will be at 7.30pm. In the evening the architects will give a presentation including the philosophy behind the designs. There will be a question and answer session after the presentation.</p>
20/18	<p>Date of next meeting – to be decided after the public consultation.</p>
21/18	<p>Exclusion of the Public and Press (Public Bodies Admission to meetings Act 1960) – to exclude the public and press for the following item of business because of the confidential nature of the business to be transacted.</p>
22/18	<p>Heads of Terms and draft lease– to sign agreed Heads of terms and note the arrangements for instructing solicitors to draft the lease – Agreed to Recommend to Council the inclusion of the final clause ‘Greenoak Housing Association to pay its and the Council's legal costs in relation to the S106 Agreement’</p>