

SHERE PARISH COUNCIL
PEASLAKE FARM STEERING COMMITTEE
 2pm, WEDNESDAY 30TH JANUARY 2019
 TANYARD HALL, 30 STATION ROAD, GOMSHALL

MINUTES

	Present: Councillors R Davey (Chairman), J Cross, P Carter, B Andrews, G Reffo. Greenoak Housing Association (GHA) – D Kingdon and V March. Shere Parish Council (SPC) Clerk, S Hoyland
23/18	Apologies for absence: Councillor C Carlisle. Councillors B Andrews, G Reffo and GHA Vicki March apologised for being late.
24/18	Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda - None
25/18	Minutes of the meeting held on 4th October 2018 – to approve the minutes – Approved and Signed as a Correct Record
26/18	Matters Arising – an update on matters raised at the last meeting – No matters were discussed.
27/18	<p>Public Consultation with Parish – to consider responses from Greenoak Housing Association and their architects to the feedback from members of the public at and after the public consultation – The committee went through the responses to the feedback from the consultation and was happy with document provided and the full document will be published on the website shortly. The following was discussed:</p> <ul style="list-style-type: none"> • Gable ends on the parking spaces should be slatted to follow through with the general barn appearance to discourage use for storage. • Balconies will be removed from the houses design but retained for the upstairs flats. Ground floor flats will have garden access. • It was requested that the height of the pitched roof to the parking spaces is checked as not to dominate the view from the balcony of the flats. • Position of stair access to the upstairs flats is not yet finalised and will be confirmed before planning. • Solar panels maybe considered but will depend on budget as the fabric of the building has been prioritised. If used they will likely be the type which look like roof tiles. Although the cost of solar panels is reducing, there is also the issue of maintenance and resident use as to whether electricity cost is reduced and whether they are value for money. Possible solar power for parking spaces to allow for electric cars – solar panels will be debated and decided on in the coming weeks. • It is proposed that site access will increase to 3. The far left access will be used by SPC to access the land at the rear of the houses for maintenance – Surrey County Council (SCC) will be approached. Clerk to check ownership of the verge. • Sewage System, Surface and Ground Water – GHA will produce a document to compare the existing level of permeable surface on Peaslake Farm and the new level of permeable surface after the development. Also taking into account a comparison of roof sizes. SPC at the Council meeting 2nd June 2016 adopted a motion to accept, in relation to the agreed development of Peaslake Farm, the following clause ‘ By the time the building starts the water and sewage problems would be solved’ SPC will produce a document on the findings from Thames Water and SCC for general distribution. At the March council meeting, Council will be asked to determine whether it is now reasonable to conclude that any problems pertinent to the agreed development should now be considered solved and the Clause formally removed.

28/18	Design Brief – consideration of amended design – Agreed and Recommended to Council
29/18	Housing Needs – consideration of mix and size of units – Agreed to Recommend to Council four 1 bed units and four 2 bed units. Clerk to remind all people who registered an interest to ensure they are on the Guildford Borough Council (GBC) Housing Register and to remember to re-register every year. Those who registered an interest will be informed of the progression of the project.
30/18	<p>Timetable of Dates – to agree a timetable including planning submission and meeting dates for the coming year. Full timetable to be confirmed but outline dates as follows:</p> <ul style="list-style-type: none"> • 2-3 weeks final plans for planning submission (to be viewed by SPC) • All legal work to take place prior to planning submission • End Feb/Early March Planning submission (approx. 8-10 weeks subject to Guildford Borough Council) • Council to consider formal removal of flooding and sewage clause – 5th March Council Agenda (comments will be accepted from the floor) • If Planning approved detailed design and tender process will take place • Third public consultation approximately July 2019 prior to construction • Construction begins approximately Autumn 2019 • Completion approximately Autumn 2020 <p>Next Peaslake Farm Steering Committee - Meeting Monday 11th March 10am, Tanyard Hall, 30 Station Road, Gomshall GU5 9LF</p>
31/18	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.
32/18	Heads of Terms and draft lease – to sign agreed Heads of Terms as per agreement in Council Meetings 5 th June 2018 item 18/55 and 4 th October 2018 item 18/118 – Signed by Chairman R Davey