

PEASLAKE FARM STEERING COMMITTEE

WEDNESDAY 10TH APRIL 2019

TANYARD HALL, 30 STATION ROAD, GOMSHALL

MINUTES

	Present – Shere Parish Council (SPC) Councillors R Davey (Chairman), P Carter, C Carlisle, B Andrews and G Reffo. Greenoak Housing Association (GHA) V March and A Buffery. Clerk S Hoyland
43/18	Apologies for absence – Councillor J Cross. Councillor G Reffo apologised for being late
44/18	Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda - None
45/18	Minutes of the meeting held on 11th March 2019 – Approved and Signed as a correct record
46/18	Development Planning Application – to view plans prior to planning submission, including images of timber cladding – The Plans had not changed substantially and an image was shown of how the houses will look with the timber cladding and the wraparound pergola/shaded area. Some type of shading is considered important to let in the winter sun in but will keep out spring, summer and Autumn sun, which can cause overheating in a near passive house system. Councillor C Carlisle expressed concern that the houses are going to be too hot. GHA responded that there has already been 12-15 years of people occupying this type of house and that they had carried out in-depth monitoring on the temperature and relative humidity. GHA went on further to explain that the insulation also stops the heat from entering the property in the summer and that a simple explanation of thermal dynamics to the residents (opening windows at the top of the house in the evening to let out the hot air, drawing in cooler evening air) is sufficient to ensure a comfortable living environment. The warmth of a house is subjective for different people and the temperature can be adjusted accordingly with simple explanations. It was confirmed that there will be timber cladding to first floor and then weald and clay tile hanging. Details of the materials to be used will be forwarded to the Parish Council. It was further confirmed that even if the second bedroom is divided into two for children of different sexes, the houses will remain only four person houses. An outside drying space was added for the first-floor flats and some storage areas for the ground-floor flats were added underneath the flat stairs. The mezzanine areas would provide storage for the first-floor flats and the houses have sheds. GHA will send digital version of the image and plans for the Planning application by the end of April, which will be circulated to members of the Council and can be reviewed by Peaslake Community Council. Members of the Committee were happy with the design and plans. Any comments to be discussed with GHA as soon as possible and before they have final consideration at the 14 th May 2019 Full Council Meeting.

47/18	Timetable of Dates – to review timetable and agree next meeting date. Any comments on the design, plans, contract and lease will be discussed remotely and confirmed before the Full Council Meeting on the 14 th May 2014. Contracts will be exchanged after Approval at the May 14 th meeting and Planning submission will then take place. A meeting will be arranged if any planning issues require discussion, otherwise it will be arranged for after the planning phase.
48/18	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 – No members of the public were present.
49/18	Consideration of Draft Lease – to review any areas of the lease as necessary - The Committee reviewed the comments made by GHA and the lease will be revised by GHA solicitors in line with what was agreed at the meeting. A brief description is in the confidential addendum and full details will be in the revised lease for approval, at the Full Council Meeting on the 14 th May.
50/18	Consideration of Draft Contract – to review any areas of the contract as necessary – No comments have been received by GHA from their solicitors yet. These will be forwarded to members of the committee as soon as they are received.
	The following Item is for consideration by Shere Parish Council Councillors only – GHA V March and A Buffery left the building
51/18	Peaslake Farm Fields – Consideration of draft lease for potential parties interested in letting the fields – The proposed lease was considered to be very complete and it was agreed that the current Council and residents have shared objectives with regards to treatment of the land. Peaslake Community Interest Company (CIC) will approach possible tenants for review by SPC and that SPC would be sympathetic to the CIC to ensure they are not left in a vulnerable position if taking on the lease (details in the confidential addendum). It was raised that should a suitable tenant be found, who would accept the agreement and that the CIC was comfortable with SPC leasing directly with the new tenant, then the Council would consider it.