

Shere Parish Council



Peaslake Farm Steering Committee - 14th June 2021

Present Councillors: R Davey, P Carter, G Reffo, C Carlisle and J Cross. Representatives from Greenoak Housing Association (GHA): D Kingdon and V March. Clerk & RFO S Hoyland.

PFSC/21.1 Election of Chairman - **R Davey Elected (proposed by C Carlisle, Seconded by P Carter)**

PFSC/21.2 To accept apologies and reasons for absence in accordance with the Local Government Act 1972, s 85(1) (LGA 1972) – **None**

PFSC/21.3 Declaration of Disclosable Pecuniary Interests (DPIs) Declarations by Councillors on any of the agenda items below in accordance with The Localism Act 2011, ss.27-34 and the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012. (SI 2012 No. 1464) – **None**

PFSC/21.4 Peaslake Farm Development – to review position of planning application – Both Councillors and GHA expressed disappointment with:

- the lack of communication from Guildford Borough Council Planning Department
- the need for the S.106 agreement before a decision is made
- the exceptional slow action on the S.106 agreement
- the lack of notification of no separate Nominations Agreement and the need to incorporate it in the S.106.

In the meantime, GHA are:

- looking for an engineer and ensuring that they have the right consultants on a preferred list ready to move forward.
- ensuring that the S.106 agreement is sent back to the council's solicitors as soon as possible
- looking to compress the programme, after planning has been granted to move on the process quicker
- in contact with Robert Johnson the Housing Enabling Officer to liaise between Planning, Housing and GHA to expedite matters on policy, in particular allocations and to push on the grant application
- will provide a statement of the process after the Planning Permission is granted
- provide confirmation that GBC are not waiting for anything from GHA
- provide a log of contact activity from GHA to GBC before the July Council meeting
- contact GBC Councillor M Redpath for assistance

It was **Agreed** that the Clerk would also provide a log of contact with GBC and Full Council would consider escalating the issue with GBC and/or make a formal complaint to GBC.

GHA D Kingdon and V March left the meeting

T Metson joined the meeting

Before continuing the discussion regarding the fields, the following priorities were **Agreed and Recommended to Council (in order of importance)**:

1. To protect the land from building development now and in the future
2. To minimise the cost/risk to the Council of maintaining the land in a beneficial condition
3. To maintain the land in a condition that is aesthetically pleasing and environmentally beneficial
4. To maximise the income that the managed land can provide to the Council

PFSC/21.5 Report by Shaun Page, Farm Environment Manager regarding uses for the fields – **Received**

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PFSC/21.6

RPS Report – **Received**

A short discussion took place between the council and T Metson regarding proposals for the land. It was **Agreed to Recommend to Council** to offer T Metson a 25-year lease for haylage or grazing (including therefore management of the land) with the hope for a grant for funding from Surrey Hills or elsewhere for fencing in the future, at a rent to be agreed. Councillors felt that this would protect the fields from development, with no costs to the council and would be aesthetically pleasing and environmentally beneficial.

Suggested specification for future fencing - softwood, sheep meshed with two strands of barbed wire.

T Metson also **Agreed** to look into the cost of a land drain (perforated pipe) to replace the ditch, thus slowing down the surface water, at times of heavy rainfall and reducing the impact of the water on the village centre. In addition, it was noted that this would create more useable land and significantly reduce the need for fencing.

Agreed and Recommended to Council T Metson to take the haylage this year at no cost.

Councillor J Cross Left the meeting.

On speaking further regarding to the lease, T Metson detailed an additional plan for use of the fields under permitted development, for a catering truck in partnership with the village shop to serve cyclists and visitors to the area. He explained that after this year, they would not be able to use Walking Bottom Car Park and are looking at Peaslake Farm Fields as an alternative venue, as a means of keeping cyclist and visitors from the village centre.

This would take place for approximately 22 days per year (weekends only), with parking on the fields.

Councillors thanked T Metson for highlighting the plan but also expressed concerns, due to access from the road, parking on the road and congestion and felt that it was necessary to take the proposal to the community, before proceeding with the lease.

PFSC/21.7

Guildford Borough Council Report regarding investigations of drainage around Peaslake Memorial Hall – to receive and discuss – **Not Received therefore postponed**

PFSC/21.7

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 present**

PFSC/21.8

Peaslake Farm Fields – to review draft lease and solicitor's comments – **postponed until more information received**