

Shere Parish Council



Peaslake Farm Steering Committee Minutes

5th August 2024 - Tanyard Hall 30 Station Road, Gomshall GU5 9LF

- Present:** Councillors, R Davey, M Keeble, B Harap, T Florent, P Tompkins, M Taylor-Cotter (left part way through) and J Cross. Clerk, S Hoyland
- PFSC/24.9** **To accept apologies** and reasons for absence in accordance with the Local Government Act 1972, s 85(1) (LGA 1972) – **None**
- PFSC/24.10** **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/24.11** **Questions or requests from members of the public to the Council in relation to the business on the agenda or future items for discussion** – **None Present**
- PFSC/24.12** **Peaslake Farm site clearance** - to consider recommending to council to undertake site clearance and making a material start to the project, prior to the expiration of the existing planning permission (subject to cost) – **Postponed until 3rd September 2024 Full Council for the following:**
- receipt of clearance quotes
 - **Agreed** Councillor M Keeble to circulate confirmation that Guildford Borough Council would agree that site clearance would satisfy the criteria for making a material start and would therefore secure the current planning permission indefinitely, if agreed by full council.
 - to clarify whether establishing a material start by clearing the site under the current planning approval might pose any problems if a new significantly different application was submitted
 - information on funding available to replace barn for barn if desired (if the development does not go ahead) from Councillors T Florent (information to be provided from resident)
- PFSC/24.13** **Peaslake Farm Development Site** - to discuss and make recommendation to full council for options available to bridge the gap between the costs of the project (with the current planning permission) and what is economically viable by investigating the following:
- a) method and cost of dealing with the low-grade contamination on site
 - b) number of properties, tenure and rent levels
 - c) fee payable to Shere Parish Council for farmyard
 - d) any other thoughts?

A discussion took place regarding what aspects of the of the development could be adjusted to bridge the gap between the costs of the projects and what is economically viable (points a-d above). It was **Agreed to Recommend to Full Council that the following options could be considered, subject to Planning and Community Approval:**

- negotiable reduction/removal of land cost to help with the cost of contamination remediation
- negotiable change to the tenure, i.e. some units for sale/shared ownership
- negotiable increase to the number of units, from 8 to potentially 12 units
- no longer insist on Passivhaus, normal build standards potentially acceptable

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- Piling - to potentially process safely contaminated soil under the foundations of the building, dependant on an increase in units and rules on density in a rural setting
- If English Rural were still not interested to consider a developer to build the properties and to sell them to a Housing Association for affordable housing (utilising grants available to the housing Associations)

It was **Agreed** that the points above would be discussed with English rural at a meeting on the 9th August with councillors R Davey, M Keeble, M Taylor-Cotter and B Harrap.

It was **NOT Recommended to Full Council to negotiate on the following:**

- Local Housing Allowance level Rents to remain with no negotiation

It was **Noted** that the Guildford Borough Council Grant may increase with new legislation and English Rural should investigate.

Councillor T Florent stressed that there should be engagement with Surrey County Council (SCC) Flood Team as early as possible, if English Rural or a developer are interested in the project, to reassure residents. Councillor M Keeble replied that, engagement with SCC Flood Team would be part of the planning process.

Meeting Closed