



## **SHERE PARISH COUNCIL**

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

Joy Millett  
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Tanyard Hall  
30 Station Road  
Gomshall  
Guildford,  
Surrey. GU5 9LF

3 September 2015

All Members of Shere Parish Council are hereby summoned to attend the Shere Parish Council meeting to be held at Holmbury St Mary Village Hall, Felday Glade, Holmbury St Mary RH5 6PG on Thursday, 10<sup>th</sup> September at 2015 **at 7.30pm** for the purpose of transacting the business specified on the attached agenda.

**The Council meeting will be preceded by a meeting of the Planning Committee, starting at 6.00pm and followed by the Annual meeting of the trustees of the Reginald Arthur Bray Bequest**

Joy Millett  
Clerk to the Council



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**COUNCIL MEETING**  
**7.30PM ON THURSDAY, 10th SEPTEMBER 2015**  
**HOLMBURY ST MARY VILLAGE HALL, FELDAY GLADE, HOLMBURY**  
**ST MARY RH5 6PG**

**AGENDA**

<b>Ref:</b>	<b>Item:</b>	<b>Led by:</b>
<b>15/64</b>	<b>To accept apologies and reasons for absence in accordance with the Local Government Act 1972, Schedule 12, paragraph 40</b>	JM
<b>15/65</b>	<b>Declaration of Personal or Prejudicial Interests</b> Declarations by Councillors on any of the agenda items below in accordance with the Local Authorities (Model Code of Conduct) Order 2007 – (SI.2007/1159)	RD/JM
<b>15/66</b>	<b>Declaration of gifts or hospitality over £25.</b> Members are reminded that once a declaration of gifts or hospitality has been made then a new Form of Financial and other registerable interests must be completed	RD/JM
	<b>SHORT ADJOURNMENT TO ENABLE THE PUBLIC TO ADDRESS THE COUNCIL</b>	
<b>15/67</b>	<b>Approval of the Minutes of the Council meeting held on 7 July 2015</b>	JM
<b>15/68</b>	<b>Police Matters</b> – to receive a report from the police representative	RD
<b>15/69</b>	<b>Finance matters</b> <ul style="list-style-type: none"> <li>• Approval of income and expenditure for the months ended July and August 2015</li> <li>• To note bank reconciliations for months ended July and August 2015</li> <li>• To note income and expenditure against budget to end of August 2015</li> <li>• GBC grant aid 2016/17 –to note and approve schemes for inclusion in the Council’s applications for grant aid.</li> <li>• To consider a plan for spending and use of the relatively high level of Parish Council reserves</li> </ul>	JM/RD

15/70	<b>SALV Health Trust: back up emergency generator at Shere Surgery</b> – to consider a request for a donation towards this new piece of equipment.	JM
15/71	<b>Land in Holmbury St Mary</b> – to note completion of the Transfer of various pieces of land from Surrey County Council to Shere Parish Council.	RA
15/72	<b>Church Lane, Holmbury St Mary</b> – to consider adoption of this road	RA
15/73	<b>Broadband at Village Halls</b> – to consider financial assistance to the Parish’s village halls for the installation of broadband	RA
15/74	<b>Land at Ewhurst Road, Peaslake</b> <ul style="list-style-type: none"> <li>• to receive a report of a site meeting held on 6 August 2015</li> <li>• to note the deferral of consideration, by the Land Registry, of a local resident’s application to seek parking on the green in order to allow for negotiation between the two parties</li> <li>• to consider the Council’s position as leaseholder of this land</li> </ul>	RD/JM
15/75	<b>Peaslake Farm Working Group</b> – to consider comments and recommendations emanating from the Group’s meeting on Tuesday, 8 <sup>th</sup> September 2015.	JM
15/76	<b>Discussions with Peaslake Farm Protection Group re: how the on-going Tribunal process might be resolved</b> <ol style="list-style-type: none"> <li>a) to receive notes of the meetings held on 22 July and 27 August 2015</li> <li>b) to consider the draft ‘Letter of Intent’ and its accompanying e-mail, between Shere Parish Council and M Warrell</li> <li>c) to note the comments and advice from the Council’s solicitors and based on this, the Chairman’s initial response to that Letter of Intent (made in the absence of the Clerk)</li> <li>d) to consider the following motion from the Chairman of the Parish Council: ‘that the draft Letter of Intent between Shere Parish Council and M Warrell be not entered into’.</li> </ol>	RD
5/77	<b>Peaslake Farm – planning matters</b> - to consider the following motion from the Chairman of the Parish Council: <ol style="list-style-type: none"> <li>a) ‘that the Council’s solicitor’s information that the Land Registry will not split titles that are in single ownership, be noted</li> <li>b) that the solicitor’s opinion that a Section 106 Agreement with Guildford would be the easiest means of establishing any restriction on that part of the title which is <b>not</b> to be used for development, be noted</li> <li>c) that a ‘not to scale schematic’ of site covered by the Councils registered title marked as to four areas, be noted <ul style="list-style-type: none"> <li>• area A - the farmyard area as bounded by the ditches to the West and the South</li> <li>• area B – the sloping field to the west of the ditch bounding the yard area</li> <li>• area C – a strip of land –<b>the precise maximum width yet to be agreed/ determined</b> – directly to the South of the ditch bounding the yard area</li> </ul> </li> </ol>	RD

	<ul style="list-style-type: none"> <li>• area D – the entire balance of the registered site</li> </ul> <p>d) to consider the following <b>5 part motion</b> from the Chairman of the Parish Council:</p> <ul style="list-style-type: none"> <li>• <b>Part 1</b> – that in relation to the concepts of either a mixed development of affordable housing and a modest community barn or of affordable housing only, all of sympathetic design to existing housing in Peaslake, there be no constructional building allowed outside of area A</li> <li>• <b>Part 2</b> – that in relation to area B, the Council designate this area as <b>Private Open Space</b> – the maintenance of which the Council will retain responsibility for - for use by residents of any housing that might be built on the yard and any persons occupying the barns as places of employment.</li> <li>• <b>Part 3</b> – that in relation to area C the land will be established as <b>Private Land for use solely to provide private parking spaces for the use of the barn tenants / employees</b>, and as a means of access to area B for maintenance by the Council.</li> <li>• <b>Part 4</b> – that in relation to area D the land shall be used for agricultural purposes only, with no habitable dwellings allowed</li> <li>• <b>Part 5</b> – that in light of the intent, uses and restrictions described in parts 1-4 above, and the advice received by the Council’s solicitor, the usage and restrictions, as set out for the land not subject to possible building development, be established by a Section 106 Agreement with Guildford Borough Council as part of any Planning Application that might be sought for the yard (area A)’.</li> </ul>	
15/78	<p><b>Peaslake Farm – next steps</b></p> <p>to consider the following motion from the Chairman of the Parish Council:</p> <ul style="list-style-type: none"> <li>a) ‘That Council confirm that it will continue to work with English Rural Housing Association on the two affordable housing concepts recently prepared. The immediate aim will be to bring them to a stage suitable for detailed public consultation and full evaluation prior to Council being asked to decide what planning action or project should be adopted, having consulted and considered on all options recommended by the Working Group, and subsequently accepted by Council, for taking to consultation and final decision.</li> <li>b) That a survey be commissioned in order to produce appropriately detailed plans, from Hook Surveys, at a cost of £2, 250 plus VAT for use as the land registry document for recording and referencing all plans an Schedule 106 Agreement details</li> <li>c) That Council immediately begin to seek medium ( 10 year) to long term (25 year) tenants for the agricultural land, offering the possibility of the Council undertaking to improve the land – by provision of fencing, water and drainage provision – as part of any tenancy agreement</li> <li><b>d)</b> That until an agricultural tenant is secured, that Council offer Mr Gruber a rolling one month extension of his</li> </ul>	RD

	current agreement.’	
<b>15/79</b>	<b>Sale of Walking Bottom car park, Peaslake</b> – to note that the Parish Council’s bid for purchase of the car park has been unsuccessful	JM
<b>15/80</b>	<b>Well in Middle Street</b> – to receive a report of a meeting with Shere Manor Estate on 24 <sup>th</sup> July 2015 and subsequent advice from the Council’s solicitor.	RD/JM
<b>15/81</b>	<b>Calendar of Meetings 2016</b> – to consider the draft calendar	JM
<b>15/82</b>	<b>Shere Area HGV Study Meeting on 4 August 2015</b> – to receive notes of the meeting.	
<b>15/83</b>	<b>Prudential Ride London: 2 August</b> – to review this year’s event and note that the 2016 event would take place on Saturday 30 and Sunday 31 July.	CC/JM
<b>15/84</b>	<b>Appointment of a Parish Council representative to Guildford Borough Council’s Corporate Governance and Standards Committee</b> – in light of a ballot for this vacancy, to vote for a parish council representative.	JM
<b>15/85</b>	<b>Minutes of the General Purposes Committee held on 17 July 2015</b> <ul style="list-style-type: none"> <li>• to note the minutes</li> <li>• to consider the appointment of R Andrews to this Committee</li> </ul>	CC
<b>15/86</b>	<b>English Rural Housing Association</b> <ol style="list-style-type: none"> <li>a) to note: <ul style="list-style-type: none"> <li>• a letter from the Association seeking support for their concerns about the implications for extending right to buy legislation to apply to affordable homes and also asking for support for the current rural exemption</li> <li>• the Parish Council’s response letter to the MP</li> <li>• that the MP had written to the Minister on behalf of many constituents who share the Parish Council’s concerns</li> </ul> </li> <li>b) to consider an invitation to join HRH The Princess Royal with English Rural Housing Association’s Board and staff at their mini conference on Tuesday, 22<sup>nd</sup> September 2015 from 11am to 3pm, at The Tithe Barn, Loseley Park.</li> </ol>	RD/JM
<b>15/87</b>	<b>New Parish Council web-site</b> – to receive an up-date	RD
<b>15/88</b>	<b>Councillors’ Business</b> (for noting or including on the agenda for the next meeting)	All
<b>15/89</b>	<b>Clerk’s Report</b> (for noting, delegation to the Clerk or inclusion on the next agenda)	JM
<b>15/90</b>	<b>Date of next meeting:</b> Thursday 8 <sup>th</sup> October 2015, 7.30pm Peaslake Village Hall, Walking Bottom, Peaslake GU5 9RR	JM