

SHERE PARISH COUNCIL
PEASLAKE FARM STEERING COMMITTEE
 10AM, MONDAY 11TH MARCH 2019
 TANYARD HALL, 30 STATION ROAD, GOMSHALL

MINUTES

	Present: Councillors R Davey (Chairman), C Carlisle, J Cross, P Carter, B Andrews, G Reffo. Greenoak Housing Association (GHA) – A Buffery and V March. Shere Parish Council (SPC) Clerk, S Hoyland
33/18	Apologies for absence: Councillor A Collingwood. Councillor B Andrews apologised for needing to leave the meeting early.
34/18	Declarations of Disclosable Pecuniary and Other Interests from Councillors on any of the items on the agenda - None
35/18	Minutes of the meeting held on 30th January 2019 – to approve the minutes - Approved and Signed as a Correct Record
36/18	<p>Final Plans – to view plans prior to planning submission. GHA talked through the latest set of site, external and internal plans. GHA explained that the external plans are mostly complete but the internal layout still requires some minor adjustments. It was proposed that construction will be timber panels with tiles on first floor rather than brick to first floor, as these are high performance materials, fit for low energy and comfort. Whereas brick adds cost, volume and not performance. Concern was voiced over the longevity of the units using timber instead of brick and the modern look of the units. GHA reassured the Council that they use high quality products. It was further added that timber panels caused less disruption during the construction phase. GHA Agreed to send some photos of similar houses to gauge the final appearance of the timber. GHA explained that the new homes will be energy efficient and not connected to the gas network as the constant background ventilation (virtually silent) will capture 80% of the heat of the outgoing air and add it to the incoming air. The ventilation also allows different filters to de-pollenate the air if necessary. In order to reduce overheating in summer, a wraparound porch (exact design to be confirmed) will be added to the houses. Other features include an Induction hob in the kitchens, electric car charging points in the parking areas and the ability to make the second bedroom into two single bedrooms if required.</p> <p>The following was Agreed and Recommended to Council:</p> <ul style="list-style-type: none"> • Agreed the internal layout • Agreed option 2 for site layout • Required more reassurance on the external wood cladding – to be confirmed when photos have been viewed
37/18	Removal of clause ‘by the time the building starts the water and sewage problems will be solved’ - to receive confirmation of the outcome of the council meeting 5 th March 2019 – It was confirmed that the clause was removed.
38/18	Housing Needs – received a report on expressions of interest replies. Agreed that the Parish Council will continue to advertise the need to complete an Expression of Interest Form and to be on the Guildford Borough Council housing list to be considered for one of the new homes. Clerk to confirm how many of the expressions of interest came from Peaslake residents.

39/18	Area C (south of proposed site before the fields) – consideration for temporary use for parking and storage during the building phase and restoration after – Agreed to revert to the previous plan of Area C left in the ownership and control of the Parish Council. An application will be made to Surrey County Council for agricultural access from the road to area C for the maintenance of area B.
40/18	Timetable of Dates – to review timetable and agree next meeting date – A new timetable was tabled. Next Peaslake Farm Steering Committee Meeting - Wednesday 10th April 2.30pm, Tanyard Hall, 30 Station Road, Gomshall GU5 9LF . Lease signed and planning submission will be April 2019. Agreed to invite Guildford Borough Councillors to the 3rd consultation in the autumn and lobby (GBC) to begin pre-allocation of the homes in January 2020. This will allow any necessary adaptations to be made during the construction phase.
41/18	Exclusion of the Public and Press (Public Bodies Admission to meetings Act 1960) - excluded the public and press for the following item of business because of the confidential nature of the business to be transacted.
42/18	Consideration of Draft Lease – to review any areas of the lease as necessary. Agreed to consult directly with GHA on the particulars of the lease.