

Meeting of the Steering Group for the Colyton & Colyford Community Land Trust

4.30pm 6th June 2018 Reece Strawbridge Centre, Colyton

Minutes

1. Welcome and Introductions

All present reintroduced themselves for the benefit of each other and new attendees. Present were: Barrie Hedges, Paul Lowe, Jay Lambe, Alison Ward, Jan Brand, Sue Southwell, Colin Pady, Phil Johnson (acting Treasurer), Charles Hill (acting Chair), Paul Arnott (acting Secretary/minutes), Mark Mann

2. Notes of last meeting dated 9th May 2018

Alison's notes of the last meeting were agreed, with the amendment that Phil's surname be corrected to Johnson

3. Declarations of Interest

None relevant to this meeting. A template Register of Interests document to be circulated as soon as available.

4. Update on Incorporation

Alison advised that the Incorporation documents have been signed by Charles, Mark and Paul, and have been submitted. The Parish Council was thanked for making a £200 fund available to assist in initial legal application fees. Once the paperwork is completed, it will be time to set up a CLT bank account.

5. Built Up Area Boundary Issues, and the Neighbourhood Plan

Jay offered some clarification of East Devon District Council's emerging planning policy relating to the Ceramtec site now owned by Homes England, which had been listed in Site-by-Site Assessments for Colyton in recent years as CT02. The Neighbourhood Plan process is included as part of the Villages Plan now agreed by the Inspector and due to be agreed by EDDC in the next two months, and has a key role in deciding how land is allocated in Colyton, especially Ceramtec.

Jay confirmed her understanding that Homes England intend to submit a planning application soon including the whole of CT02. This is the brownfield site of the former factories and the car park, as well as the green field which is in the demesne acquired by them.

It was commented that there is a document in circulation from East Devon DC showing that in the assessment process for CT02 the car park area had been excluded as being developable.

Colin Pady confirmed that members of the Neighbourhood Plan Committee met with Homes England in closed session on 30th May. Homes England reiterated details seen previously at the public exhibitions in Colyton and Colyford.

The question was raised about a comment in the Colyton Parish Council minutes for its Planning Committee on 23rd April 2018. "Analysis of comments on the Ceramtec site public meeting. The NP Steering Group have asked for a meeting with Homes England as the feeling was that the residents'

concerns had not been addressed and the analysis skewed to reflect the wants of the developers not the needs of the community”

Colin confirmed that the Neighbourhood Plan group were not opposed to the idea that eventually all 35 affordable homes currently identified as being needed were included in the Homes England/Ceramtec site.

6. The Ceramtec Site

Jay understands that Homes England met with EDDC Planning Officers on 15th May. Details not available as these initial applicant consultations are confidential. A Pre-Application Site meeting is scheduled for 9th July 2018 which will include EDDC Deputy CEO Richard Cohen and Planning Head Ed Freeman.

Homes England will need to balance the employment policy emphases stressed by District Councillors Helen Parr and Graham Godbeer at a VDP meeting in February 2017 with the economic case for affordable homes. Homes England have a major financial challenge to satisfy both requirements. The steering group discussed the current availability of vacant employment sites in Colyton and the lower Axe Valley, and the unfortunate unlikelihood of an employer of the scale of Ceramtec ever coming forward. It was felt that it would be a pity if an inflated case for employment sites affected the supply of genuine and proven need for affordable homes.

It was suggested and agreed that a Community Land Trust, once ratified and with established membership, should make a contribution in the form of Comment when the Homes England planning application goes into EDDC.

Jaye concluded that in the public interest if affordable homes are to come forward it is important that the Parish Council, the Neighbourhood Plan and the CLT are unified when it comes to responding to Homes England’s application.

7. Draft Project Plans

Jaye to provide details

8. Communications

“Early Communications are Good Communications” was agreed to be the CLT’s ethos. Important in first communication to show and record the origin of the CLT and the meetings held thus far. A meeting for the community to be called soon. If CLT incorporation achieved in time, members may be signed up from then. **(Subsequent to the meeting 21st July 2018 downstairs at the Reece Strawbridge Centre was identified. Charles, Barrie and Paul A have worked on a press release for Coly Times, Colyford Round Robin, Heart of Colyton Facebook page, Midweek Herald etc. CLT Steering Group members please save the date)**

9. Next Steps

Arrange meeting (as above). Once this has happened, seek constructive engagement with Homes England re their planning application.