

Colyton Steering Group Meeting

Venue: Reece Strawbridge Centre, Colyton

Wednesday 9th May 2018 at 7.00pm

Attending: Mark Mann; Charles Hill; Paul Arnott; Phil Taylor; Colin Pady; Jay Lambe (WCLTP); Alison Ward (WCLTP)

Apologies: Aerfen Mills; Sue Southwell (Devon Communities Together); Katie Ford

1. Welcome and Introductions

2. Notes of the last meeting – 18th April 2018: accuracy and matters arising not on the agenda
It was pointed out that on page 2, line 9 should read ‘may **not** be prioritised for’

3. Declarations of Interest

None new

4. Update on Incorporation Recap of the recommendations from the meeting on 18th April 2018

Colin proposed and Mark seconded that the Community Benefit Society be the agreed legal choice. The following specifics were also agreed:

- The name of the Community Benefit Society will be Colyton and Colyford Community Land Trust Ltd
- The geographical area of benefit will be the Civil Parish of Colyton
- All objects to be retained in the Rules (there was the object to remove objects not needed)
- A minimum age of 16 and over for membership
- The recommended 180 day withdrawal notice period to be retained
- Minimum directors to be 3
- No casting vote for the Chair
- The registered address will be: Minton House, Church Street, Colyton, EX24 6JY

Alison agreed to circulate the completed Rules and application form to the group, and Paul would arrange for three founder members and secretary (Paul) to sign the documents and return the signed sheets (via email or post) to Alison

Action – Alison and Paul

5. The Ceramtec site

There was an update on Homes England (HE) feedback to Parish Council and Neighbourhood Plan team. There was a positive response from the community to the consultation, however it was noted that the questions were posed in a way to elicit positive responses. The consultation response has not so far been made widely available to the community. The CLT could also make a response.

Jay has spoken to HE and they confirmed that they have prepared a 13 page pre application with Jeremy Denton, but that they would not share this at this point. Jay's understanding is that the pre app did not meet full quantity of affordable homes that the policy requires (50%). East Devon District Council (EDDC) has a requirement for employment too, and HE has proposed new build employment. Jay has also spoken to Paul Lowe and there is concern on what the balance will be. The proposal is apparently policy compliant but there are compromises. EDDC want to demolish the old Ceramtec building rather than refurbishment. Through their pre app process HE are seeking to understand what the planners will be seeking regarding community contribution. There's a planning requirement for green space and a corridor adjacent to cemetery that will need to be retained.

There was a discussion about whether it would be possible to nominate existing green space as a community asset or a village green (although village greens need to have been widely used by the public). Green space was included in village boundary after the local plan and was done without consultation with the Parish Council. Andrew and Helen made representations. Colin considers that this is a flaw – the Parish Council did not agree. Jay agreed to look into it. Local Plan has not been confirmed by the inspector yet according to Colin. As far as group is aware there was no objection made to the inclusion of this green space.

The main constraint is time. Although the site was originally bought for starter homes, now other tenures can be considered. With regard to shared ownership, Jay will check that Colyton is in a designated protected area, which would mean that shared ownership homes would be protected from residents purchasing all shares in the home (thereby removing it from community ownership) and also provide examples of stand alone projects for information. There will be soft market testing after the pre app, this will help to inform the tenure mix – there will be a pre approved panel that HE will need to revert to. The Parish Council is keen on sensitively designed buildings due to location and sensitivity of landscape.

Action - Jay

Jay will circulate heads of terms that she has proposed initially to HE. The suggestion is that completed homes will be novated to CLT, there has been no response from HE with regard to the proposed heads of terms. It is likely that HE will be looking to market the project in November.

Action - Jay

WCLTP's experience is that planners are usually as supportive as they can be, within the constraints of planning policy, of community led projects .

In terms of a car park, pressure could be put on Highways during the planning process for Sidmouth Road to be widened.

6. Communications with the wider community

Barrie sent an email before the meeting with guidance on PR and communications, Jay read through Barrie's email. In future the CLT could use the community newsletter, the community website in Colyford and Colyton, and also leaflets delivered by hand. The group agreed to ask Barrie to put together a press release at the appropriate time. A public meeting once incorporated is usually a good way to attract members. WCLTP can share template membership application forms and

presentations done by other CLTs. The Carnival could be a way to promote membership of the CLT and increase awareness.

7. **Next Steps**

Alison and Paul to progress incorporation by completing and submitting the paperwork.

Jay send out link to development partners panel, examples of stand alone projects, and a summary of heads of terms.

Alison to circulate the briefing on GDPR.

Next meeting weds 6 June at 4.30pm.