

# COLYTON & COLYFORD COMMUNITY LAND TRUST

19<sup>th</sup> March 2019, 3pm

Colyford Memorial Hall Swan Hill Road EX24 6QJ

## MINUTES

### 1. **Welcome:**

Charles Hill (Chair) welcomed Paul Arnott (Minutes), Jan Brand, Barrie Hedges, Jay Lambe, Colin Pady, Elaine Stratford, Howard West.

### 2. **Apologies:**

Received from Phil Johnson, Mark Mann, Andrew Shepperd

### 3. **Minutes of last board meeting:**

Agreed, and signed by chairman

### 4. **Matters arising not dealt with later**

### 5. **Finance:**

Phil is working on a submission for £2,5000. Jay has spoken to Paul Lowe at EDDC who hopes to turn round any application asap . Jay discussed Seedcorn funding. Also reminded us it is possible in due course to seek up to £40,000 from EDDC re Feasibility etc., and that there are funds at EDDC awaiting successful application and drawdown.

### 6. **Membership**

Charles and Phil to merge membership spreadsheets

### 7. **Communication (Website, Facebook etc.)**

Barrie had issued, with approval, a press release making a call to landowners interested in offering sites for in confidence discussions. Published by the Midweek Herald on-line (and in the print edition on 20<sup>th</sup> March on page 2.

### 8. **Correspondence**

## **9. Homes England Planning Application on former Ceramtec site update**

The revised application has been registered at EDDC, and is available to see online now under reference 18/1850/MOUT. As a result of input from the Economy Officer at EDDC, Rob Murray, heavily stressing employment capacity need, Homes England has made amendments to the first application. This would reduce the number of homes to 72, with a risk of also reducing the affordable element, exacerbated by the delay caused by EDDC (which belatedly registered the first application in September 2018), and by the costs to HE of further design, survey and legal work etc. It is a fact that if HE assert the Vacant Building Credit element of the project they are, in policy terms, not obliged to build any affordable homes. However, in their new application they restate their willingness to do so. They ask that this Outline application be on the Development Management Committee agenda at EDDC in April.

(Note: the resubmitted application at the Old Cricket Ground in Colyford is likely to be considered at the same meeting, ref 18/2376/MFUL. Both schemes likely on the Colyton Parish Council agenda, Planning, 7pm 25<sup>th</sup> March, Mortimer Room.)

## **10. Allocation Criteria**

Thanks to Jan, and to Andrew, for their thinking, and a useful document *Draft Allocation Plan – For Discussion*. This was tabled and will remain as a helpful starting point as this develops. Jay also suggested considering the cascade element, if and when supply is surplus to the most local demand.

Jay suggested that 3 members might like to attend a Devon Homes Choice Trust session <https://www.devonhomechoice.com/>

## **11. Consideration of other available sites**

Charles has produced a spreadsheet of initial possible sites based on local knowledge. He has created columns to include details of: Comments, Initial Response, Suitability, Build Cost, Site Cost, Access, Benefit, Community, Photographs and Grid References. It was felt that if any of the Trust directors have a Personal or a Pecuniary Interest in any of these sites, these should be put in additional columns.

It was then agreed that an informal grading system of green, amber, red, or 1,2,3, be adopted to reflect our discussions, such gradings possible to revise up or down. Charles reminded us that **any discussions on any sites must be kept in complete confidence please. Leakage of information could have detrimental effects.**

There then followed an initial discussion on these initial sites. Charles will distribute his spreadsheet to directors in due course. Directors thanked Charles and Jay for their work and thought in this.

(NOTE: Jan Brand, pecuniary interest, and Barrie Hedges, personal interest, withdrew from the discussion relating to Jan's family land west of Seaway Head.)

## **12. Any other business**

Subject to confirmation, the next meeting is planned for 3pm on Tuesday 23<sup>rd</sup> April in Colyford