

## COLYTON & COLYFORD COMMUNITY LAND TRUST

24<sup>th</sup> October 2018 10am Reece Strawbridge Centre Lower Floor

### MINUTES OF BOARD MEETING

1. **Welcome:** Chair (Charles Hill) welcomed attendees Paul Arnott (Minutes), Jan Brand, Barrie Hedges, Jay Lambe, Colin Pady, Elaine Stratford
2. **Apologies:** Received from Mark Mann, Phil Johnson, Alison Ward
3. **Minutes of last board meeting:** Approved nem com
4. **Matters arising not dealt with later**
5. **Finance:** Phil's report advised that we now have internet banking. Parish Council remaining funds now paid in. Membership funds also paid in. Invoice for the Website has been paid. Phil will now update the membership spreadsheet and issue certificates to members, electronically where practical.

Jay advised on items possible to seek funding from fund held by EDDC eg start-up costs, room hire, feasibility studies etc. Our proposal to be sent to the Wessex Board (separate from Wessex RHT) for advice before submission to Paul Lowe, with Jay happy to advise before first submission.

Agreed to pay Tamsin Pady £100 for logo

6. **Membership:** At next meeting Phil to report current numbers
7. **Communication (website, Facebook etc):** Further to actions below, website to be updated asap.
8. **Correspondence:** In a personal capacity, Paul and other parish residents had advised Sam Gammon (HE) by email that the Parish Council Chair and a District Councillor were now disclosing pecuniary interests at a CPC Meeting due to his claimed tenancy of field 2201 which is part of the development site. Sam had written to the Parish Council already (noted at the PC Planning meeting 22<sup>nd</sup> October) to advise. The chairman, Andrew Parr, has said he plans to contest the matter.

## **9. Apportionment of ‘responsibilities’/possible required actions**

- Website to be updated with the below (BH)
- Statement to be prepared for Sam Gammon to share with Development Partner Panel interested parties of the CCCLT commitment to an affordable scheme on the HE site (CH, BH, JL,cc board members for input)
- Jay to ask Sam for a clear and quotable clarification of HE’s commitment to affordables with their retention of the freehold on the whole scheme until delivery in line with developer agreements. This statement to go on website
- Jay to resend (with thanks) DPP information, and WRHT quarterly newsletter

## **10. Homes England Planning Application on former Ceramtec site:**

Board members in general feel that it is a good scheme, providing a mixed balance of work space, green space, market housing and affordable housing. It was agreed that Charles and Paul draft a letter to the EDDC Planning Officer to understand why the BUAB boundary ended up where it is. This provides real difficulties for HE, and despite the Parish Council supporting the planning application, the PC’s stressing not wishing to see any building outside the BUAB is potentially problematic, especially if it is stressed by district councillors to planning officers.

The Neighbourhood Plan committee may seek a meeting with EDDC and Homes England. CCCLT to seeks a similar meeting.

## **11. Our next steps**

- The board favours working with HE on the affordables potential but is mindful that other routes to delivery of affordables should be kept in mind. Plan B for the Homes England site, in the case of EDDC refusal, may ultimately be that the area outside of the BUAB is identified as an exception site for affordable housing. Although less desirable because of losing the mixed nature of the current proposal, it would still deliver affordables and possibly more. The board was happy for Jay to express interest in this as a second route to Sam Gammon.
- The board to consider a “walkabout” to identify other potential plots for more than 6 units.

- Board to consider Local Allocation Plan
- Next Board Meeting 10am Wednesday 21<sup>st</sup> November 2018 Reece Strawbridge
- SPECIAL GENERAL MEETING 7am Wednesday 12<sup>th</sup> December 2018. 21 days' notice required, all members to be notified

**12. Any other business**

Meeting closed at 12.15pm