

COLYTON & COLYFORD COMMUNITY LAND TRUST

Minutes of the Board Meeting held in Colyford Memorial Hall
on Thursday 30th January 2020 at 3.30 pm – Approved on 6th March 2020

THOSE PRESENT Charles Hill (Chairman), Colin and Elaine Stratford, Colin Pady, Barrie Hedges (*first part only), Paul Arnott, Andrew Shepperd, Howard West, Jay Lambe (WCLTP), Liz Maunder (Wessex Community Assets Ltd).

APOLOGIES FOR ABSENCE Phil Johnson, Lesley Nel (Devon Rural Partnership).

ELECTION OF OFFICERS & APPROVAL OF MINUTES

It was agreed that the following Officers remain in place for a further year:-

Chairman	Charles Hill
Secretary	Paul Arnott
Treasurer	Phil Johnson
Assistant Treasurer	Colin Stratford
Minutes Secretary	Howard West

These were proposed *en bloc* by Barrie Hedges, seconded by Colin Pady.

The chairman welcomed Liz Maunder to the Meeting.

The Chairman opened with a reminder that Board discussions are confidential and should not be communicated to any who are not board members unless the board agrees to do so. This reminder was unanimously approved.

The draft AGM Minutes of 16th January were approved for publication, but these will need to be fully approved at the next AGM.

The Minutes of the Board Meeting of 12th November 2019 were approved and publication agreed.

MATTERS ARISING

The offer of possible site was discussed, but it was unanimously agreed that it was not suitable due to poor road access.

ADDRESS BY LIZ MAUNDER

Liz explained that she was the Secretary of a CLT in Norton sub Hamdon, and had experienced strident objections similar to those that we are currently experiencing. She explained that it is very important to get the message across that these sites are for couples and families, and individuals, who are local, or have local connections, and who are in genuine need of suitable affordable housing to alleviate their situation.

This particular CLT did have the support of their Parish Council.

COMMUNICATIONS STRATEGY

It was unanimously agreed that a Statement of Fact could be released after each Board Meeting, which will be displayed on the C&CCLT website.

It was also unanimously agreed that the Meeting Minutes will be published (also on the website) as soon as possible, once the draft has been approved and authorised by Board Members present at the Meeting which may mean that the former is not necessary.

After further investigations, including a question by the Chairman at Colyton Parish Council Planning subcommittee meeting, it does appear that there are no available Brownfield Sites in the Parish, except the ex-CeramTec site, which now has Planning Approval for housing including 14 or 15 Affordable dwellings.

It was also agreed that there should be more effort made to encourage support for the C&CCLT from those who are in urgent need of Affordable Housing and might directly benefit from its activities.

It was considered that there may be a need for an updated Housing Needs Survey, which is now 3 years old and although current and has a future life of 2 more years as its data may be an underestimate of present need.

HOUSING ALLOCATIONS POLICY

The Chairman detailed the new EDDC Resident Allocations Policy which is on page 38 of their new Affordable Homes Study document which was recently published for consultation.

Both Howard West and Andrew Shepperd volunteered to complete and propose the C&CCLT Allocations Policy draft document, with the aim of completing the draft in time for the next Board Meeting.

NOTE *Barrie Hedges left the Meeting at this point due to a re-declared non-financial interest in the matters which follow .

CORRESPONDENCE, INCLUDING PUBLIC MEETING FEEDBACK

The Chairman read out a communication from Mr Anholt to request attendance at this Board Meeting. It was unanimously agreed that it was not considered to be acceptable at this stage. It was also decided that it was not appropriate to involve the Parish Council at this stage.

There was considerable discussion on the Public Meeting feedback and emails received from objectors. A response to these will be added to the website after approval by board members.

Jay Lambe recommended that an Ecological and Environmental Study should be carried out before any further decisions on a full Feasibility Study were made. This was agreed by all present.

NEXT STEPS

There was some discussion on other possible sites which need to be investigated further. It was also agreed to take steps to locate other possible sites including the expense of enquiries (£20-£30 initial limit) via the Land Registry website.

Further advice from Melissa Wall (Paul Lowe's successor) can be sought to aid forward planning. Colin Pady drew the attention to the board concerning the 1969 DCC report (published 1977) on the Colyton Conservation Area and development on the hill slopes above the town. This was noted including reservations concerning the age of the document. No formal decision was made. It was unanimously agreed that all Members present, and other Board Members not present, would not disclose any Board business discussed to any third party until approved by all. Any unauthorised disclosures could be a serious breach of our data protection policy and could lead to disqualification as a director.

Date of next Meeting is Thursday 5th March at Colyford Memorial Hall at 3.30 pm.

The meeting closed at 6.00 pm

Signed

05.03.2020

Chairman

ACH