

COLYTON & COLYFORD COMMUNITY LAND TRUST LTD

Minutes of the Board Meeting held in Colyford Memorial Hall on Thursday 5th March 2020 at 3.30PM

THOSE PRESENT

Charles Hill (Chairman), Barrie Hedges, Colin Pady, Colin and Elaine Stratford, Howard West, Jay Lambe, (WCLTP), Melissa Wall (EDDC), Lesley Nel (DRHP).

WELCOME

The Chairman welcomed Melissa Wall and Lesley Nel to the Meeting.

APOLOGIES

Phil Johnson, Andrew Shepperd, Paul Arnott.

PREVIOUS MINUTES

The minutes of the last Meeting held on 30th January 2020 were approved. The Board agreed that Minutes in future, will be signed by the Chairman when agreed and subsequently displayed on the CCCLT website.

DECLARATIONS OF INTEREST

Barrie Hedges declared a non-pecuniary interest in one possible site.

CODE OF CONDUCT

It was unanimously agreed that the longer version of the Draft Code of Conduct be approved with one small amendment. It was also agreed that all Board members will abide by the code and sign and date an amended copy to confirm this.

Proposed by H West and seconded by B Hedges.

PROJECT GROUP and LINES OF COMMUNICATION

Jay Lambe proposed that a small Project Group of 3 Board Members be formed to investigate and carry out initial investigations into any possible development sites. Members of the Group to be the Chairman, Andrew Shepperd, and Elaine Stratford. Howard West did offer to be available as a reserve in the unlikely event of anyone being unavailable for any reason.

This was proposed by Charles Hill, and seconded by Barrie Hedges. Unanimously agreed.

CORRESPONDENCE

The Chairman reported that the Trust had received an email with footage of Colyton Primary School planting 20 trees on land owned by the Anholt family on land to the west of Love Lane. The Board agreed that this action enhances the local ecology, and the Chairman will write a letter detailing our support of this principle.

One further objection had been received by email using similar wording as others previously noted.

ALLOCATIONS POLICY

Howard West presented a document with a suggested Allocations Policy prepared by Andrew Shepperd and himself intended as a discussion document for amendment and enhancement. There was considerable discussion on this subject, and Melissa Wall pointed out that the Allocations Policy will be contained in the S106 Agreement as per Section 35. It is therefore important for the Board to agree a Policy early for use in any developments.

Howard and Andrew will again look more into the Draft now that it is understood that all of the criteria are equal, rather than prioritised from 1 to 7 for example. Melissa Wall also promised to pass on some other Allocations Criteria prepared by other CLTs for comparison and discussion.

Colin Pady suggested that we encourage older people to downsize from a larger rented property into a smaller affordable unit, so that this frees up a larger property for a family. Colin Stratford pointed out that the criteria should be in favour of assisting those in need who have a connection with Colyton Parish, the defined area of benefit, and in keeping with the CLT's desire to provide local homes for local people. Howard confirmed that his comments would be taken into account in their deliberations.

The Board thanked Andrew and Howard for their work in the preparation of this document.

FEASIBILITY STUDY GRANTS AND APPLICATION

Discussions then took place with Melissa Wall concerning the situation regarding grants from EDDC for the initial studies for Ecological and Environmental aspects prior to the further feasibility work which would depend on these results.

Melissa explained that the criteria for funding is detailed on the Application Form, which when completed is dealt with by Wessex Community Assets, and when recommended is passed to Melissa Wall for the required funding.

Colin Pady asked if Highways could be asked to comment in the early stages, it was agreed that this should follow after the other studies have been completed.

It was agreed that we should go ahead with a primary feasibility study for Ecology and Environmental aspects and the necessary quotations for this work sought before an application is submitted. Jay Lambe will provide details of potential suppliers for this work which will be offered by way of tender. The site plan at this stage would comprise an aerial photograph and land registry plan. It is accepted that should the proposed project be capable of further progress the exact boundaries of the land required will be defined through further feasibility stages.

Proposed by Colin Stratford, seconded by Howard West, and agreed unanimously.

It was also agreed that further examination of alternative sites suitable for affordable housing in the Parish will take place in addition to the Lewis Haye site. Some discussion with local land owners has already taken place to this effect.

FINANCE / NATIONAL COMMUNITY LAND TRUST NETWORK MEMBERSHIP

The Chairman proposed that the Trust applies to join the National Community Land Trust Network at an annual cost of £75 per annum. It was also pointed out that this Organisation also has membership which includes Insurance Cover at a cost of £350 per annum.

It was proposed by Howard West, seconded by Colin Pady to go ahead with the more expensive option and agreed unanimously.

WEBSITE STATEMENT

It was agreed that these minutes will be published in full on the C&CCLT website when approved by the Board.

There was no other business. The Meeting closed at 5.15PM

DATE OF NEXT MEETING: Thursday 23rd April at 3.30 PM at Colyford Memorial Hall.
(cancelled)