

## **COLYTON AND COLYFORD COMMUNITY LAND TRUST LTD**

### **MINUTES OF THE BOARD MEETING HELD ON ZOOM ON 13TH MAY 2021 AT 2PM**

#### **THOSE PRESENT**

Charles Hill, Chairman, Jay Lambe, Middlemarch Community Led Housing, Barrie Hedges, Ian Priestley, Paul Arnott, Howard West, Secretary; Guests, Mark Harding and Andrew Tillbrook from Wain Homes South West.

#### **APOLOGIES**

Colin Pady, Phil Johnson

#### **DISCUSSION WITH WAIN HOMES (SW)**

The Chairman welcomed Mark Harding and Andrew Tillbrook to the Meeting.

Mark Harding explained that Wain Homes had agreed a Contract with Homes England subject to a satisfactory agreement regarding Reserved Matters with EDDC Planning., and the hope to conclude matters by the end of this summer. There will be 74 homes (including Affordables), and the possible use of part of the existing Car Park, based upon satisfactory placement of the 74 homes on the remainder of the site. Wain Homes hope to have full Planning Consent by the autumn, and to start work at the end of this year, or early next year. The existing cottage on the site will be sold for refurbishment.

A request was made by CLT members present to ask if a temporary Car Park could be made available for School pick up *etc*, and Mark Harding responded that they would see if it was feasible, but could not guarantee at this stage.

Discussion followed re possible fitment of Air Source Heat Pumps *etc*. Their standard finish would be timber frame properties with outside render, but some stone finish, dependant on the aesthetics of the position of certain properties.

Jay Lambe explained the methods and procedures used to allow the C&CCLT to retain freehold ownership of the Affordable sites, together with a Housing Association owning and managing the properties. Jay undertook to liaise further with Wain Homes on this subject.

Howard West explained that he considered that there would be a lot of local support for the retention of some of the existing Ceramtec Car Park.

The Chairman thanked the Wain Homes representatives for updating the C&CCLT Board on the current and future status of the development, and agreed that further updating Meetings be held in the future. The Chairman also confirmed that the C&CCLT are very keen to be involved in the future of the rented Affordable properties to be provided at the site. The Wain Homes representatives left the meeting at 3pm.

#### **APPROVAL OF THE PREVIOUS MINUTES**

The Minutes of the previous Board Meeting of 10<sup>th</sup> March were approved. Proposed by Charles Hill, seconded by Barrie Hedges, and approved unanimously. There were no Matters Arising that were not on the Agenda.

#### **DECLARATIONS OF INTEREST**

Barrie Hedges repeated his Declaration of Interest in the possible site at Lewis Hays.

### **MEMBERSHIP APPLICATIONS**

The Secretary, Howard West, explained that there were 7 Membership Applications received since the last Board Meeting.

The Chairman proposed that the 7 Applications be accepted, this was seconded by Barrie Hedges and approved unanimously. The Secretary will contact all applicants to confirm their Membership.

### **HOUSING NEEDS SURVEY 2022**

Jay Lambe confirmed that all future Housing Needs Surveys will now be carried out by EDDC themselves.

### **REPLY TO CHAIRMAN'S LETTER TO COLYTON PARISH COUNCIL**

Charles Hill explained that he had received a reply to his letter to the Parish Council, which stated that they had discussed the matter, and there was no Parish Council owned land that was available. It was unanimously agreed that the Chairman, Charles Hill, will respond further to the Parish Council, requesting further in depth thoughts on possible sites in the Parish.

### **UPDATE ON POTENTIAL SITES**

As the Meeting had spent considerable time on the discussions with Wain Homes, this item was deferred until the next Board Meeting.

However, Ian Priestley explained that he was concerned with regard to the possible site at Lewis Haye, as it is in the Green Wedge, and he is concerned that if it was developed, then would it open the doors to other areas in the Green Wedge?

It was agreed that a Planning Consultant be asked for a professional view of the possibility of an Affordable Homes development at the site.

It was agreed that we would also ask the Colyton Feoffees to establish if they have any possible sites available.

### **COMPANY AUDIT**

It was agreed to appoint Hammett Associates Seaton, as the Trust's Auditors with immediate effect. Phil Johnson to action.

### **WEBSITE STATEMENT**

It was agreed that Barrie Hedges would prepare a C&CCLT Website Statement to be published very soon on our website etc.

### **NEW BOARD MEMBERS**

The Chairman proposed that Trudie Jenkins be invited to the next Board Meeting with a view for her to be co-opted to the Board, if both The Board and Trudie agree after this next Meeting. Seconded by Howard West, and agreed by all present. Howard to advise and invite Trudy.

It was also agreed that the Board should also invite Alison Stenning to be co-opted, with her knowledge and expertise on Local Community Matters.

Proposed by Barrie Hedges, seconded by Ian Priestley.

Howard will also invite Alison to the next Board Meeting.

There was no Any Other Business, and the Meeting closed at 4.20pm

Date of next Board Meeting 24<sup>th</sup> June at 2pm, currently by Zoom.

Signed Charles Hill Chairman 1<sup>st</sup> September 2021