



Eastington Community Land Trust Limited (ECLT)

Eleventh Meeting of Board Members

Thursday 1st June 2017

at 7.00 pm in Village Hall

Minutes

Attendance: Alan Brasier (AB) (Meeting Chair), Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Alison Loverage (AL), Sharon Wells (SW), Paul Mannings (PM), Cllr John Jones (JJ), Members Anne Pitcher, Ed Davies, Parish Cllr: Mark Chatterley (MC)

Apologies: Tom Morrison (TM) (Chair), Muriel Bullock (MB) (Vice Chair), Martin Elliot (ME), Karl Hine, Aster (KH) **Declarations of Interest:** none declared

1. Appointment of Meeting Chair

In the absence of both Chair and Vice Chair, it was agreed that AB should act as Meeting Chair

2. Approval of Minutes of 18th May Board Meeting

Minutes of meeting of 18th May were unanimously approved, to be signed by TM on Saturday 3rd June.

3. General Members had no comments

4. Financial report

4.1 There were no cheques for approval. LF reported the bank balance was unchanged at £4,557.41

4.2 LF and TL had completed the formal response to due diligence, which was accepted and LF had a remittance advice for £20,000 due in our bank on Friday 2nd June. PM asked when we would have the second half, which will be conditional on spending the first half.

4.3 TL has been in correspondence with Pippa Stroud and the SDC solicitors, working on a grant agreement, to be released after 8th June election. In response to PM's question, TL confirmed that we had £64,000 in grants promised which gave some contingency above our current estimates. A full set of budgets would be presented ahead of the next Board Meeting.

ACTION – TI, LF

5. Report and recommendation on preferred solicitors

TM had now met with our preferred solicitor, BPE of Bonds Mill, Stonehouse and agreed the detailed scope of work. BPE were holding their quoted price whilst solicitors in Leeds had increased theirs. BPE confirmed as our preferred solicitor, subject to their confirmation of scope in writing, itself dependant on Aster's solicitor. Upon receipt of all confirmations TM would circulate Members by e-mail for approval before the next meeting.

ACTION – TM

TM is still seeking clarity from KH on Aster's solicitor's joint role in investigating title to ensure ECLT did not have to duplicate work and therefore cost. *Secretary's note: KH confirmed on 2/6/17 that TLT (ASTER's solicitors) would do all the work. TM will clarify with BPE.*

Signed by AB, Meeting Chair

June 2017

6. Progress towards Planning Application

6.1 Aster Investment Panel

KH was congratulated on steering our project through Aster's first stage investment approval. This included his having a budget and being able to formally instruct TLT as Aster's solicitors.

6.2 New Layout – Pumping Station

The Architect's revised layout had been circulated and it was agreed that he had fulfilled the instructions from the Technical Conference. Having bungalows at the entrance was agreed as a good move.

TL reported that Carters' engineers had stated a preference for the pumping station to be in the NE corner i.e. the lowest point. PM accepted that view and answered questions about adoption of the sewer system (Severn Trent) and how performance of the pumping station would be monitored (also Severn Trent, by remote sensors).

In discussion, it was agreed that putting the pumping station away from the site entrance was an aesthetic benefit and that it would then occupy the plot nearest the motorway. There would be a corresponding move of all western houses anti-clockwise, which would bring the two front bungalows closer together. Otherwise the street scene sequence of houses was accepted. All agreed in principle on these moves, TL to convey to architect.

ACTION – TL

6.3 New Layout – Loop Road and landscaping

AB had queried the continued need for a loop road when there were so few plots on the eastern side. It was understood that this was inevitable with the discovery of the extra-wide easement for the water main. KH had agreed with AB that a hammerhead was more logical and cost-effective, particularly as the turning areas would be away from any houses i.e. next to the pumping station. Al and SW also felt that using a hammerhead would open out the access to the play area. PM answered questions about lorry access to the Pumping Station and for refuse collections, both of which were well covered by the 5.5 metre road width.

Discussion then focused on whether tree screening and other landscaping could be better achieved with a hammerhead or a full loop. It was agreed that the western side of the loop, including the accepted street scene of house types, should be retained in either event, indeed it suited the shape of the underground services and their easements. PM proposed that we take the time to resolve this by asking the architect to produce both variants and in the process, move to a more detailed landscape proposal (which would be required from the architect for planning submission anyway). This was accepted by all. On a minor point, it was agreed that the architect's suggestion of an orchard area be illustrated as well, in the SE corner (now enlarged by the removal of the pumping station) but not the SW corner.

ACTION – TL

6.4 New Layout – Public Footpath

AL reported that Bill Edwards wanted money to repair the footpath which ran along the eastern edge of our site and continued to the A38 opposite the Perryway. TL confirmed that there would be kissing gates both at the main road (currently a wooden stile) and the NE corner of our site. TL had organised with Bill Edwards that the gates and also the footpath repairs should be achieved through money from the 2017 Solar Fund income since ECLT had no spare funds. TL and Mrs Empson had offered to help write the Solar Fund application.

Signed by AB, Meeting Chair

June 2017

7. Progress on Solar Project

AB and TL had met with a second design team, whose quotation had arrived two hours before this meeting. As such, KH had yet to be consulted but the scale of the design quote at nearly £10,000 was disappointing. TL had not found any easy access to grant funding although £3,000 had been put in the SDC budget for a feasibility and outline design.

ACTION – TL, AB

8. Date of next meeting

Agreed that next meeting would be June 15th at 7.00pm in Village Hall. Principal business would confirmation of the appointment of a solicitor, reviewing of the “final” layout design from the architect and presentation of budgets for each grant heading

Meeting closed at 7.50 pm

CIRCULATION

Board of Trustees

Webmaster: Ed Davies

Aster Group Karl Hine (KH)

Parish Council Cllr Mark Chatterley

GLOSSARY:

DCLG – Department for Communities and Local Government

SDC – Stroud District Council

HNS – Housing Needs Survey

GCC- Gloucestershire County Council

Tom Low, Secretary, ECLT

Signed by AB, Meeting Chair

June 2017