



# Eastington Community Land Trust Limited (ECLT)

## Thirteenth Meeting of Board Members

Thursday 6<sup>th</sup> July 2017

at 7.00 pm in Village Hall

### Minutes

**Attendance:** Muriel Bullock (MB) (Vice Chair), Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Cllr John Jones (JJ), Alison Loverage (AL), Martin Elliot (ME), Karl Hine, Aster (KH), Alan Brasier (AB), Member Anne Pitcher

**Apologies:** Tom Morrison (TM) (Chair), Sharon Wells (SW), Ed Davies, Parish Cllr: Mark Chatterley (MC), Paul Mannings (PM), **Declarations of Interest:** none declared,

**Meeting Chair:** in absence of TM, MB automatically took the chair for the meeting

#### 1. Approval of Minutes of 15<sup>th</sup> June Board Meeting

Minutes of meeting of 15<sup>th</sup> June were unanimously approved, to be signed by TM on 8th July.

#### 2. General Member had no comments

#### 3. Financial report

- 3.1 There were 2 cheques for approval, which were signed by MB and TL in favour of the Village Hall Eric Cole architects.
- 3.2 LF reported the bank balance at 1<sup>st</sup> July was £20,705.01 following receipt of £1,000 from Aster for engineering costs. After the two cheques, free cash would be £15,905.01
- 3.3 TL reported receipt of a draft agreement from SDC to govern the Grant for £20,000. TL, LF and TM were unhappy about a number of the clauses concerning release of monies and TM would be managing a marked-up response (*Secy note: done 10/7*)

#### 4. Appointment of ECLT solicitors

TM and TL had provided personal ID as officers of ECLT and TM had signed the BPE Solicitors' terms of business, acting on last meetings' minute. A report on progress from Aster's solicitors will be included at the next meeting.

#### 5. Section 106 – definition of Traditional Parishes of Eastington

TL explained that ECLT had a choice in the parishes which should be included as second-level beneficiaries i.e. should a re-let not have a qualified Eastington applicant. TL had circulated a map of the boundaries of Eastington Parish, including all the traditional hamlets but excluding the urban extension "West of Stonehouse". Responding to questions by MB and AL, TL clarified that West of Stonehouse was a new settlement which would soon have its own identity either as a ward of Stonehouse or as a new parish. JJ confirmed this, inclining towards the latter.

KH suggested that if we were to exclude West of Stonehouse, the same arguments applied to the whole of the Stonehouse urban area. Members unanimously adopted that view and voted to both adopt TL's boundary proposal and to exclude both Stonehouse and West of Stonehouse from the second tier of eligible parishes.

Signed by MB, Chair ..... July 2017

## **6. Progress towards Planning Application**

### **6.1 Engineering**

TL reported that the Highways half of the Engineering had been completed. The main entrance showed excellent visibility east, towards the village but to achieve 120 mtr visibility westward, considerable hedge and verge trimming would be required. *(PM advises that this is Glos Highways responsibility and will not count against us although it might end up as a planning condition)*

The internal road had to be re-tracked from the last Architect's layout, to suit municipal vehicles. This affected the northerly plots and TL had instructed the Architect to re-draw the layout to suit. At that point, elevations and finishes could be worked up so that plans could be sent to the Acoustic consultants for modelling. This was the critical path for Planning.

The full engineering report, including drainage and the pumping station was expected within two weeks but was not critical to acoustic modelling.

There remained concern that the parking spaces had been trimmed in the latest two layouts and TL advised that members re-check suitability of parking for flats in particular after the acoustic modelling.

### **6.2 Ground Survey**

This is planned for 17<sup>th</sup> July. Nick Spencer has been consulted and appreciates there will be some damage to the standing crop.

### **6.3 Acoustic Modelling**

This will follow the architect's next layout

### **6.4 Carters Builder visit to site 6<sup>th</sup> July**

TL and KH attended site to meet the manager from Carters, who was comfortable with the site in general. He was reassuring on the expected sequence of opening the site i.e. creating the new entrance first (to avoid entry over the gas main and fibre cable ducts) and building a concrete raft over the water main before bringing any heavy equipment on site.

### **6.5 Planning Fees**

JJ reported that there was still no date for the expected increase in planning fees, so that if possible, we should make our application by the end of August.

## **7. Date of next meeting**

**Agreed** that next meeting would be July 20<sup>th</sup> at 7.00pm in Village Hall, expected business being progress on planning application

**Meeting closed at 7.28 pm**

## **CIRCULATION**

**Board of Trustees**

**Webmaster:** Ed Davies

**Aster Group** Karl Hine (KH)

**Parish Council** Cllr Mark Chatterley

Signed by MB, Chair .....

July 2017

**GLOSSARY:**

DCLG – Department for Communities and Local Government

SDC – Stroud District Council

HNS – Housing Needs Survey

GCC- Gloucestershire County Council

STW – Severn Trent Water

**Tom Low, Secretary, ECLT**

Signed by MB, Chair ..... July 2017