



Eastington Community Land Trust Ltd. (ECLT)

Forty-seventh Meeting of Board Members

Thursday 21th February 2019

at 7.00 pm in the Village Hall

Minutes

1. Attendance Tom Morrison (chair) (TM), Tom Low (Secretary) (TL), Alan Brasier (AB), Lynne Farnden (Treasurer) (LF), Muriel Bullock (vice chair) (MB), Sharon Wells (SW), Martin Elliot (ME), Cllr Mark Chatterley (MC), Ann Pitcher, Ed Davies

Apologies: Karl Hine, Aster (KH), Cllr John Jones (JJ), Alison Loveridge (AL), Paul Mannings (PM),

Declarations of Interest: Parish Cllrs MB, SW LF absented themselves from item 4.3.2 (e)

Questions to the Board: There were none

2. Approval of Minutes

The minutes of the Board Meeting of 7th February 2019 were unanimously approved and signed by TM.

3. Financial and Administration Report

There were no cheques presented: balance of funds at bank after cashing all cheques would be £1,952.78.

4. Progress on determination of Planning Application

4.1 Highways England (HE) queries on drainage

HE have now accepted the principle that we drain through their system, at the planned attenuated rate. They had four queries, to which TL and Tim Trotman (EG Carter's Engineer) responded on 15th February. A final response was promised by 25th February.

4.2 Highway access

KH has sent HE a draft easement but it has been agreed to hold off chasing HE's legal team in Exeter until we have Planning Permission. It would remain an obstacle to Aster signing off the 125-year lease.

Signed by TM, Chair..... 7th March 2019

A Registered Society under the Co-operative and Community Benefits Societies Act 2014, registration number 7425

registered address: Hazel Cottage, Millend, Eastington, Stonehouse, Glos. GL10 3SF, www.eastingtonclt.uk, 01453 823425

4.3 New Conditions from SDC Biodiversity Officer.

We received a consultation response from SDC requiring three new conditions:

- (.1) pre-occupation Condition to produce Landscape and Ecological Management Plan (LEMP)
- (.2) pre-commencement Ecological Design Strategy (EDS)
- (.3) Contribution of £10,600 to the Severn Estuary Special Area of Conservation (SAC)

4.3.1 Pre-occupation Condition for an LEMP

This is a standard requirement, not regarded by KH as “onerous” and will be accepted.

4.3.2 Pre-commencement condition for an EDS

To avoid this condition, TL, in consultation with TM and KH, has produced a draft 5-page document for Board approval. This has been run past the SDC Biodiversity Officer, who approved it in principle.

There was an extensive debate about elements of the EDS which had not been formally agreed by Board viz the proposed wildflower meadow, designation of the path to the PRoW, maintenance of the PRoW area and management of the orchard area (see appendix).

At the end of the debate, the draft EDS **was approved** with an amendment on PRoW actions (outside ECLT’s land ownership) and TL was instructed to forward the ERDS to SDC. (*secy note: achieved 21st February*).

TM then asked for specific confirmation on specific elements:

- (a) wildflower meadow – to be planted by Aster/EG Carter and thereafter maintained by ECLT out of ground rent funds. **Unanimously approved**
- (b) path through orchard area to be a Permissive Footpath and so an “alternative stile-free access” to the PRoW. This avoids a Condition to divert the PRoW. **Unanimously approved.**
- (c) recognition of ECLT responsibility under the contract for maintenance of the PRoW on our land, cost of occasional strimming to come from ground rent funds. **Unanimously approved.**
- (d) responsibility for the orchard area to be discussed by KH, TM and TL (as Chair of ECO) and a report on how an underlease would work to be brought back to Board.

ACTION: KH, TM, TL

Signed by TM, Chair..... 7th March 2019

- (e) A further vote on dealing with the diversion and/or improvement of PRoW EEA 48, was held without parish cllrs MB, LF and SW (the Board remained quorate). It was agreed that TL would undertake discussions with GCC Footpaths Officer and Mr Edwards of PROWD to devise a plan to open up the full length of EEA 48, including potential funding from the Parish Solar Fund. This would be a background task, to be reported to Board before the September considerations of Solar Fund bids.

ACTION: TL

4.3.3 Contribution to SAC of £10,600

Members expressed dismay at the late arrival of this requirement, particularly as ECLT has no funds of this scale available now. Because this is a fund administered by Natural England rather than SDC, avoidance will not be easy.

We understand that the SAC contribution will be payable pursuant to the terms of the section 106 agreement and the completion of that agreement may therefore be delayed until a satisfactory resolution can be reached with Natural England over the sum payable.

TL was encouraged to pursue elimination or mitigation of the contribution, in conjunction with KH and by any means possible. No vote was appropriate and this item will come forward to the 7th March Board.

ACTION: KH, TL

5. Legal Matters

5.1 Progress on S 106 items

Little to report, still with SDC Legal.

5.2 Funding from Homes England

Still no sign of a draft contract from Homes England.

5.3 Implementation of Conditional Contract

Our best-case scenario remains that HE agrees to Plan "A" and SDC officers can provide a "resolve to approve, subject to S 106" decision. This would be sufficient to trigger 4.3 above. The intervention of SDC on biodiversity (4.3.3 above) may complicate this scenario now.

6. Date of next meeting,

Agreed as 7th March 2019 at 7 pm in the Village Hall and thereafter on 21st March and 4th April. ME gave notice of apologies for 21st March and 4th April and TL for 4th April.

Meeting closed at 8.25 pm

Tom Low, Secretary, February 2019

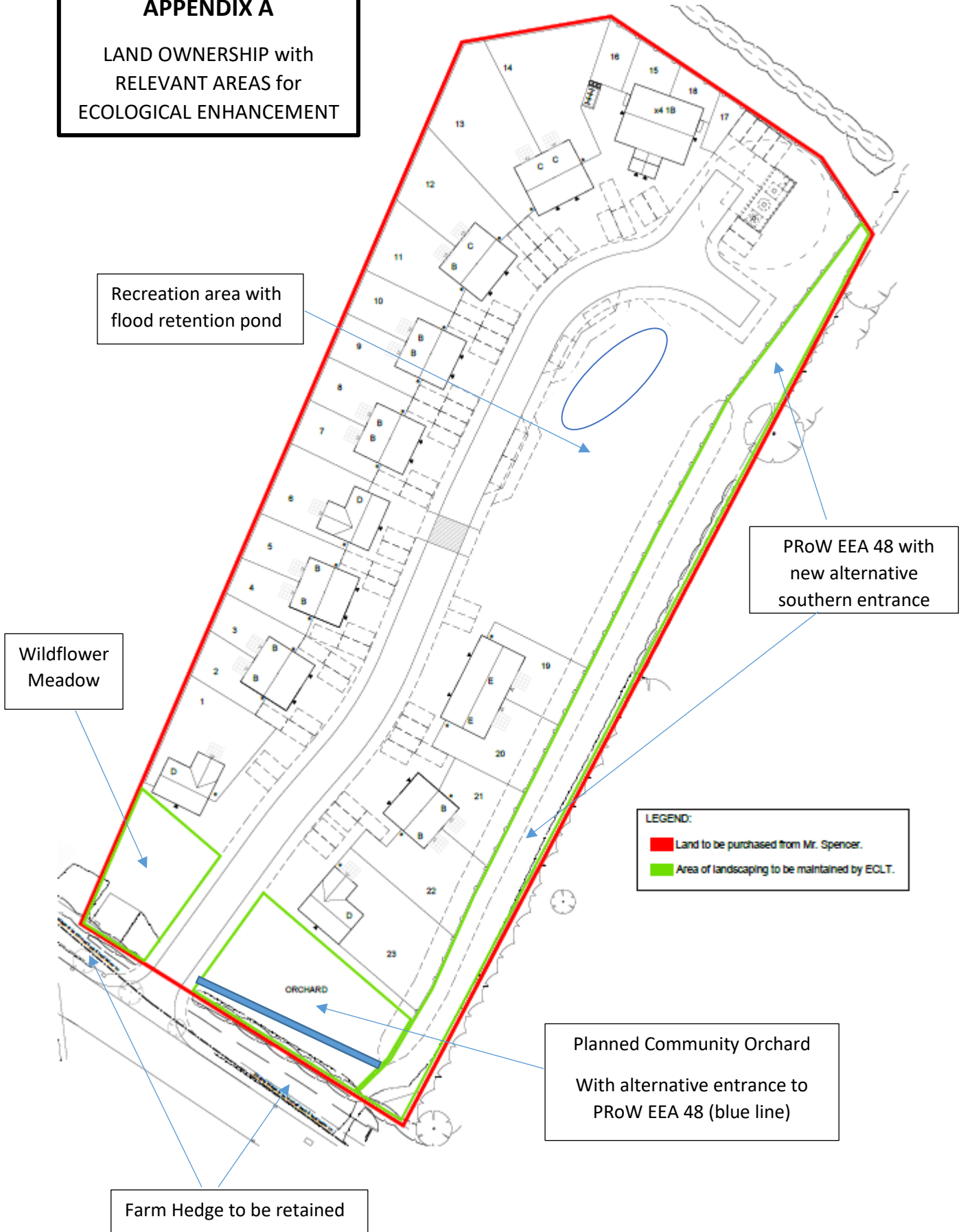
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APPENDIX A

LAND OWNERSHIP with
RELEVANT AREAS for
ECOLOGICAL ENHANCEMENT



Recreation area with
flood retention pond

PRoW EEA 48 with
new alternative
southern entrance

Wildflower
Meadow

LEGEND:
■ Land to be purchased from Mr. Spencer.
■ Area of landscaping to be maintained by ECLT.

Planned Community Orchard
With alternative entrance to
PRoW EEA 48 (blue line)

Farm Hedge to be retained

Signed by TM, Chair..... 7th March 2019

CIRCULATION

Board of Trustees **Webmaster:** Ed Davies **General Members attending**
Aster Group Karl Hine (KH) **Parish Council** Cllr Mark Chatterley

GLOSSARY

Anthony Collins LLP ECLT solicitors for S 106, led by Dominic Curran
BPE ECLT solicitors for main contracts, led by John Russell
FCA Financial Conduct Authority, our regulator
GCC Gloucestershire County Council
GRCC Gloucestershire Rural Community Council, an advisory body
HE Homes England, primary grant-giving body for affordable homes
PRoW Public Right of Way, of which route EEA 48 passes along inside ECLT's eastern boundary
Red Kite Solicitors to the Vendor
SDC Stroud District Council
S 106 Section 106 Legal Agreement pursuant to Planning Permission, including Local Connection
Trowers Trowers and Hamlins LLP, solicitors to Aster for funding matters in particular
TLT Solicitors to Aster Homes

Signed by TM, Chair..... 7th March 2019