



Eastington Community Land Trust Limited (ECLT)

Sixteenth Meeting of Board Members

Thursday 17th August 2017

at 7.00 pm in Village Hall

Minutes

Attendance: Tom Morrison (TM) (Chair), Muriel Bullock (MB) (Vice Chair), Paul Mannings (PM), Sharon Wells (SW), Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Martin Elliot (ME), Alan Brasier (AB), Alison Loverage (AL), Parish Cllr: Mark Chatterley (MC)

Apologies: Karl Hine, Aster (KH), Cllr John Jones (JJ),

Declarations of Interest: none declared

1. Approval of Minutes of 3rd August Board Meeting

Minutes of meeting were unanimously approved and signed by TM. Minutes of 20th July were also signed by MB, chair of that meeting.

2. General Members

MC asked whether our site would have broadband and at what speed? Some members felt this was not a priority whilst others saw it as future-proofing. Openreach are known to have a policy for new sites

ACTION: TL

3. Financial report

3.1 There were two cheques for approval, in favour of Eric Cole and Core Geotech, signed by TL and MB

3.2 Progress on SDC Grant:

Still no progress from SDC despite chasing by TM.

4. Progress towards Planning Application

4.1 Ground Survey

Board noted receipt of the full report, which was approved by e-mail circulation.

4.2 Revised Layout

Board noted the receipt of the new layout which included more than 60 parking spaces as requested and had been circulated

Signed by TM, Chair September 2017

4.3 Acoustic Modelling

Following the revised layout from the Architect, Hydrock had run it through their model. It was surprising that their conclusion was that a fence of 55 feet would be required. Our proposal of a bund plus 2.5 metre fence was said to yield only a 1 (one) decibel impact.

PM and TL found this un-believable. All members agreed. TL reported a group of alternative views from manufacturers and a possible second opinion. Clarke Saunders had already provided a quote of £1,500 plus VAT. In a wide ranging discussion, it was agreed to:

- challenge Hydrock over anomalies including the type of fence
- seek quotes for a second opinion
- circulate Board Members with quotes before next meeting, to maintain momentum

TL and LF confirmed that there was budget to pay both Hydrock and a Second opinion, if necessary.

5. Progress on legal matters

5.1 Section 106 and lettings

TL reported from KH that Aster were happy to discuss early notification of cessation of tenancy, as well as a procedure for checking validity of Local Connection.

AL reported recent troubling examples of SDC and Housing Associations failing to acknowledge historic S 106 rights in Bush Close and Braedestones Way. This was despite considerable efforts by AL (as a Parish Cllr) and Stephen Davies (as our SDC Cllr). LF and MB reinforced this experience from previous years. TL drew a rough flow chart of the process to show that, for historical S 106's the best progress would be achieved by tackling the 4 HAs involved. For the future, we must nurture the links with Aster and also codify procedures for future generations in an appendix to our S 106. TL to circulate complete flow charts of proposed procedures.

ACTION: TL

It was agreed that, when KH returns from annual leave, a meeting with KH and key Aster staff would be arranged.

AL queried whether our S 106 would be "in perpetuity" considering that Bush Close was only for 80 years. TL confirmed that we had to be "in perpetuity" in order to be compliant with the SDC local Plan and the NPPF.

5.2 Aster 125-year lease and Land Registration

TM and TL reported that no progress had been notified by Aster or their solicitors.

6. Date of next meeting

Agreed that next meeting would be September 7th at 7.00pm in Village Hall, expected business being progress on planning application (Acoustic modelling) and legal matters

Meeting closed at 8.30 pm

Signed by TM, Chair September 2017

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

GRCC – Gloucestershire Rural Community Council

STW – Severn Trent Water

Tom Low, Secretary, ECLT

Signed by TM, Chair

September 2017