



Eastington Community Land Trust Limited (ECLT)

Eighteenth Meeting of Board Members

Thursday 5th October 2017

at 7.00 pm in Village Hall

Minutes

Attendance: Tom Morrison (TM) (Chair), Muriel Bullock (MB) (Vice Chair), Tom Low (TL) (Secretary), Lynne Farnden (LF) (Treasurer), Alan Brasier (AB), Alison Loveridge (AL), Sharon Wells (SW), General members Ann Pitcher, Ed Davies

Apologies: Cllr John Jones (JJ), Paul Mannings (PM), Martin Elliot (ME), Karl Hine, Aster (KH), Parish Cllr: Mark Chatterley (MC)

Declarations of Interest: none declared

1. Approval of Minutes of 7th September Board Meeting

Minutes of meeting were unanimously approved and signed by TM.

Notes of an informal meeting of 21st September (TM, LF, PM, ME) were accepted and signed by TM

2. General Members

Ed Davies asked for the agenda and minutes for the website to be updated (*done 6/10/17 TL*)

3. Financial report

3.1 There were no cheques for approval. LF reported a balance of £10,967.51, no cheques outstanding

3.2 Progress on accessing Stroud District Council (SDC) Grant

LF reported progressing the first expected payment and had been promised payment by 13/10/17

(*received 12/10/17 TL*)

3.3 Locality Grant Second Tranche

LF had achieved a correction in the deadline for claims to 30th November. There was debate about asking for a further extension, in the light of delays in land registration. However, it was agreed to postpone any action until closer to the deadline, since both technical and legal matters were moving forward and may be resolved by late November.

4. Progress on Legal Matters

TM reported a series of contacts with Nick Spencer, his lawyers, TLT for Aster and BPE, our solicitors. The current situation was that TLT had sent out drafts of the Purchase and the 125-year Lease for comment by Mr Spencer's solicitors and BPE. Also, the land registration had progressed to a point where Mr Spencer's solicitors were awaiting only two missing documents and a cheque for the Land Registry. TM would continue to monitor and progress.

Signed by TM, Chair October 2017

5. Progress on acoustic modelling

5.1 Report on meeting with SDC Environmental Protection Manager

TM, Ab and MB had met with Mr Jackson, who had been happy with the general situation but not with the 58 dBA zone in the gardens to the southeast corner. He had suggested providing a private space with walls providing under 55dBA as a solution, which AB stressed was said to be “desirable” not mandatory.

5.2 Meeting with SDC Planners

It had not been possible to meet Holly Simkiss, TL agreed to set this up for after the next Board, when the Clarke Saunders report would be available, see 5.3. *(now fixed for 24th October 10.00, TL)*

In discussion, it was agreed to approach this meeting as an overall review of progress since the original Planning Pre-App meeting six months ago, leaving acoustics as a footnote rather than the first item on the agenda. **ACTION: TL, MB and AB**

5.3 Discussion of Clarke Saunders’ diagrams and approach to their report

TM had asked Clarke Saunders to produce an options report, which, in response to AB, would not include recommendations. That would be the business of the next Board meeting (report confirmed as being available by 13th October).

AB reported that Mr Jackson had admitted his view of ProPG guidelines was perhaps stricter than Gloucester City. Areas such as Hempstead had levels well above 55dBA, which AB had measured at between 69 and 80 dBA.

MB and AL also objected to the “private space” concept, on cost grounds (service charges would be involved) and community cohesion *(KH has subsequently agreed with this view on behalf of Aster – TL)*

AB, TL, AL and others disliked the 15-foot wall proposed at the front of the site and pointed out the potential for a crime blackspot. It was agreed that TL would approach the Architect and the Principal Designer to seek a letter on “Security by Design” expressing this view. This would provide a reasonable way for Mr Jackson to accept the ProPG guidelines, whilst ensuring that Clarke Saunders’ report simply stated facts not opinions. **ACTION: TL**

6. Meeting with Lis Janaway, Aster

LF had agreed a meeting date, in Eastington, on Tuesday 7th November, to include MB, AL, SW and herself. Details of approach to this meeting would be discussed at the November 2nd Board.

7. Date of next meeting

Next Board would be on Thursday 19th October at 7.00 pm with principal business being a review of the Clarke Saunders report, approach to meeting with SDC Planners and progress on legal matters.

Meeting closed at 8.00 pm

CIRCULATION

Board of Trustees

Webmaster: Ed Davies

General Member attending: Ann Pitcher

Aster Group Karl Hine (KH)

Parish Council Cllr Mark Chatterley

Signed by TM, Chair

October 2017