



Eastington Community Land Trust Ltd. (ECLT)

Forty-fifth Meeting of Board Members

Thursday 17th January 2019

at 7.00 pm in the Village Hall

Minutes

1. Attendance Tom Morrison (chair) (TM), Alan Brasier (AB), Lynne Farnden (Treasurer) (LF), Cllr John Jones (JJ), Muriel Bullock (vice chair) (MB), Martin Elliot (ME), Cllr Mark Chatterley (MC), Ann Pitcher, Ed Davies

Apologies: Karl Hine, Aster (KH), Sharon Wells (SW), Tom Low (Secretary) (TL), Alison Loveridge (AL), Paul Mannings (PM),

Declarations of Interest: There were none

Questions to the Board: There were none

2. Approval of Minutes

The minutes of the Board Meeting of 6th December and the AGM of 20th December 2108 were unanimously approved and signed by TM.

3. Financial and Administration Report

3.1 Approval of invoices

Two cheques were approved and LF reported the approval of a cheque for Anthony Collins by e-mail between meetings.

3.2 Progress of SDC funds from grant

LF reported that the claim for £3,331 had been received, resulting in a bank figure (after clearance of cheques) of £3,682.78.

TM asked if we should be applying for more grants (*secy note TL to supply report by next meeting*).

ACTION: TL

Signed by TM, Chair..... 7th February 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. Progress on determination of Planning Application

4.1 Technical matters still under discussion

TL had circulated an update report which was summarised and discussed as follows:

4.2 Flood and Drainage

We reached agreement with Mr Lesser of GCC SuDS Team on all points with the help of EG Carter in early December as reported at the 44th Board: he has no conditions.

4.3 Highways England (HE) queries regarding drainage

As with Mr Lesser in 5.2 above, HE were under the impression that we were draining directly into their ditch i.e. a new connection. Our Architect has responded to SDC along the same lines as 5.2. Sadly, HE continues to object to our use of the existing ditch.

TL has proposed a Plan "B" whereby we avoid the HE ditch and take a pipe towards the river. TL will meet with EG Carter surveyors on 18th January to examine some alternatives (*secy note: this was successful in establishing that a 200-metre run under a track going north-east can outflow into a ditch not belonging to HE. Preliminary legal searches are being undertaken whilst we await HE's latest consideration of Plan "A"*)

HE was also concerned that we would be affecting their "soft estate" but, with a PRoW between our acoustic fence and their (very substantial) field fence, we can safely say that we have no interest in touching their trees and shrubs. HE have accepted this entirely as of 14th January.

4.4 Pedestrian facilities and car charging points

GCC Highways have backed off requesting a bus shelter and from requiring that we tarmac the casual lay-by for use by busses. We will have to provide new aluminium bus stops and timetable panels and some extra tarmacking for pedestrians but nothing too expensive.

They have detailed a string of Conditions about such things as fire hydrants and site parking but KH does not regard any as being "onerous".

A new requirement has arisen (since a change in the NPPF in July 2018) for all new homes to have an ability to support car charging points. UK government policy is that only electric cars will be for sale after 2040.

We have agreed to supply cable trunking from inside each house but NOT specific cabling or indeed charging towers at this stage. This is within budgets although the transmission station will have to be larger. Mr Jeffereys has accepted our revised wording of his condition that we are only supplying infrastructure "to enable future provision". KH agrees this is no longer an onerous Condition.

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4.5. Acoustic Design

Mr Jackson of SDC had asked that we provide simple shelters in the rear gardens of plots 19 to 23. These will be modified shed-type structures, which do not embarrass the budget. This is agreed, a drawing supplied and the condition withdrawn.

The last hurdle was that Mr Jackson required a Dust Management Plan, which E G Carter duly supplied last week and the condition has been withdrawn.

4.6 Highway access

Having sorted out the technicalities of access and subsequent highway adoption with GCC Highways in time for the 43rd Board Meeting, we now await Highways England (HE).

KH has sent HE a draft easement but is having difficulty even speaking to the nominated contact there. This is not an impediment to Planning Permission but remains an obstacle to Aster signing off the 125-year lease.

4.7 Conclusion so far

Whilst it is disappointing that we had to accept a delay to 15th January, we used the time wisely to knock back a series of Conditions, which will save time after Determination.

HE did not respond until 17.15 on 14th January, which ruined our chances of a decision by 15th January. In theory, they can hold back until mid-February because they have a 3-month moratorium in place.

If HE remains negative, we will do further diligence on Plan "B".

5. Legal Matters

5.1 Progress on S 106 items

S 106 sent by Dominic Curran to SDC 12th December but no visible progress although Ceri Porter of SDC was chasing. TM asked that funding be taken into account with item 3.2 above (need for grants). *Secy Note: TM and TL discussed ring fencing £1,500 for SDC's fees, which Board subsequently resolved, by e-mail, to pay said fees on receipt of a (coincidental) request from SDC for this sum to be deposited on account.*

5.2 Funding from Homes England

Homes England approved our two grants at their National Board on 17th December 2019. The larger grant, for £1.6 million does not require any further legal work, there being an umbrella agreement with Aster Homes. The new-style Infrastructure grant, for £450k, requires a new contract, to include SDC. The draft of this is not yet cleared by Homes England lawyers.

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

5.3 Implementation of Conditional Contract

This must await Planning Consent but, in the meantime, Aster have agreed a conditional contract for the build phase with EG Carter, due to be signed before the end of January.

6. Date of next meeting,

Agreed as 7th February 2019 at 7 pm in the Village Hall and thereafter on 21st February ,7th March and 21st March.

Meeting closed at 7.40 pm

Tom Low, Secretary

January 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 February 2019