



## Eastington Community Land Trust Ltd. (ECLT)

### Eighty Fourth Meeting of Board Members

Transacted by Zoom 7.00 pm

Wednesday 20<sup>th</sup> January 2021

### Minutes

- Attendance:** Tom Morrison (Chair) (TM), Tom Low (Secretary) (TL), Martin Elliot (ME), Alan Brasier (AB), Muriel Bullock (Vice Chair) (MB), Georgina Brocklehurst (GB), Lynne Farnden (Treasurer) (LF), Sharon Wells (SW), Alison Loveridge (AL), Cllr John Jones (JJ), Richard Stone (Quattro) (RS).

**Apologies:** none

**Declarations of Interest:** ME for items 6.3 and 6.4

- Discussion of two options for layout of Project Two**

RS presented both options, then took questions on a variety of points raised by Trustees for 45 minutes. TM thanked RS for his attendance and RS left the meeting.

TM then addressed the remaining items on the Agenda, resuming the debate on layouts under item 6.5 below.

- Approval of Minutes**

The minutes of Board Meeting of 2<sup>nd</sup> December 2020 were approved to be signed by TM.

- Financial and Administration Report**

- 4.1 Invoices**

The only invoice to be paid was for Quattro, which was approved. The balance after all cheques are cleared was £ 46277.83.

- 4.2 Date of AGM 2019/2020**

It was agreed to hold the AGM on February 17<sup>th</sup>, with scope for a regular Board meeting to follow, both on Zoom.

**ACTION: TL**

Signed by TM, Chair ..... 2021

### **4.3 Potential for a Communications Trustee**

TM introduced a paper recently circulated by TL and himself, describing the opportunity for a Trustee (or two if agreed) to guide Communications policy and relieve the emphasis on Chair and Secretary. TM invited any trustee to approach TL or himself to discuss their ideas, with a view to considering candidates at the next Board meeting.

**ACTION: ALL TRUSTEES**

## **5. Fullers Close**

### **5.1 Feedback on satisfaction of tenants**

AL reported that all the new residents to whom she had spoken were very happy with their new homes.

### **5.2 Statistics on lettings achieved and oversubscribed**

It was noted that all tenancies went to people with our top criteria of local connection. TL was awaiting an analysis from Aster which would provide an insight to the residual demand, by property type. This had been delayed by a key Aster lettings officer being on leave.

**ACTION: TL**

## **6. Project Two**

### **6.1 Additional runs of Acoustic Model**

TL requested permission to raise an order for further runs of the model, to support the architect and engineer. After debate, it was decided to allow for one run, timing to be decided by RS (see also item 6.5 below).

**ACTION: RS, TL**

### **6.2 Partnership with Two Rivers HA**

TM reported that he was awaiting responses from both Two Rivers' solicitor and the landowners' solicitor on the terms of the Lease (*secy note, response from Two Rivers' solicitor received 26<sup>th</sup> January*).

**ACTION: TM**

### **6.3 Report back from Parish Council on possible Boundary Agreement**

TL had addressed Parish Council on 10<sup>th</sup> December and obtained agreement to the principle of a Boundary Agreement. Subsequently TM had received a draft Agreement from our solicitors which was sent onwards to the landowners' solicitor. No feedback had been received yet.

Signed by TM, Chair ..... 2021

#### 6.4 Report back on loan and grant options for the eastern portion of Homeground

TL had had limited interest from Ecology Bank but discussions with Resonance Bank had resulted in the Resonance's Investment Cttee approving a loan for £50,00 at their 8<sup>th</sup> December meeting. TM and TL considered the terms of the loan to be complex and TL had "stalled" Resonance until after the outcome of the SDC grant was known.

The potential SDC grant was now on the Housing Cttee agenda for 2<sup>nd</sup> February and had strong bi-partisan political backing (*secy note, report in the public domain 26<sup>th</sup> January and circulated to Trustees*).

#### 6.5 Discussion of two layouts for Project Two

TM resumed the discussions from item 2 above, which lasted 55 minutes. As with the previous meeting, TM produced a set of questions and instructions for Quattro arising from this discussion and circulated to Trustees on 23<sup>rd</sup> January (see appendix).

The main decision was to adopt Option 2, provided the hammerhead could be moved west and screening provided on the western side of the main road access (*AB subsequently provided a possible example of this which was well received by colleagues*).

The decision was not unanimous with SW and AL not being happy with either layout, TM and GB preferring Option 1, JJ, AB, LF, MB and ME preferring Option 2 and TL abstaining.

The majority decision was adopted.

**ACTION: TM with RS**

7. **Date of next ECLT meetings** Agreed as Wednesday February 3<sup>rd</sup> 2021 at 7.00 and 7.30 on February 17<sup>th</sup> after the AGM at 7.00 that evening. All meetings using ZOOM.

**Meeting closed at 9.08 pm**

**Tom Low, Secretary**

**January 2021**

Signed by TM, Chair ..... 2021

# Eastington Community Land Trust Ltd. (ECLT)

## Eighty Fourth Meeting of Board Members

### APPENDIX

#### Instructions to Architect from TM January 31<sup>st</sup>

At the meeting, the majority of trustees preferred the option 2 layout and agreed that we should seek to refine/amend that option going forward to see whether any residual concerns can be resolved prior to any approval of that layout for public consultation/planning purposes.

I have set out below the additional feedback that was received from the trustees in relation to the option 2 layout.

#### **(i) Density of Housing**

There were concerns expressed in relation to the density of dwellings and whether we could in fact achieve a more desirable layout if either the number of dwellings was reduced or if we could extend the footprint of the development (i.e. by incorporating more land to the east).

It would of course be preferable if we can achieve this without substantially reducing the number of dwellings or extending the footprint (e.g. by reducing hammerhead and/or reorientation of pumping station - see below/attached).

Quattro to comment on impact of design briefs sent through by 2Rivers and how this will impact on density of the housing within development (i.e. units/Ha).

#### **(ii) Community "feel" and Configuration**

Some trustees remain concerned that, notwithstanding the close proximity of OHMG/Snakey Park and the proposed open space(s) in any project 3, there is still a lack of community space within the footprint of the current proposed layout.

When making any further amendments to the layout consideration should therefore be given by Quattro to the preservation/creation of green spaces where appropriate.

#### **(iii) Hammerhead and Highway Access**

The trustees appear to unanimously agree that the estate road configuration is undesirable and the hammerhead should be moved west to provide for green spaces on both side of the bell mouth entrance.

The majority of trustees do not however wish for this to result in the creation of a central parking area and instead prefer an alternative configuration based on the attached modified plan but improved to take into account highways/planning constraints (and any additional land incorporated from the east).

For example, please see attached modified site layout for option 2 prepared by one of the trustees where he's swapped the two semi-detached bungalows (21 and 22) over with the single bungalow on the spine road and moved the 'hammerhead' back a bit.

Signed by TM, Chair ..... 2021

**(iv) Parking**

Quattro to incorporate visitor parking spaces at estate road turn on north west corner of the development.

**(v) Pumping Station**

Quattro to consider altering the layout so pumping lorry parking access is "mirror imaged" in order to facilitate additional dwelling/parking spaces on southern boundary. If the lorry access is on the right hand side of the pumping "works", the 15 metre easement moves west (see attached extracts from Option 2).

For example, plots 23 to 28 could move west by the width of one house. This makes it easier to pop in another pair of 2-bed semis without eating very far into the Project Three land (see "B" on attached pumping station plan). Plot 29 could have a house joined up to it, going partly "round the corner" (see "C" on attached pumping station plan) to look across at the semis "B".

**(vi) Gardens**

The garden at plot 29 to be moved to rear of the dwelling and the garden boundary between plots 1 & 22 to be straightened.

Signed by TM, Chair ..... 2021