



Eastington Community Land Trust Ltd. (ECLT)

Ninety Second Meeting of Board Members

Village Hall at 7.00 pm

Thursday 17th June 2021

Minutes

1. **Attendance:** Muriel Bullock (Vice Chair) (MB), Tom Low (Secretary) (TL), Lynne Farnden (Treasurer) (LF), Martin Elliot (ME),

Apologies: Tom Morrison (Chair) (TM), Alan Brasier (AB), Cllr John Jones (JJ).

Declarations of Interest: none

Members or Public Attending: None

2. **Approval of Minutes**

The minutes of Board Meeting of 3rd June 2021 were approved and signed by MB.

3. **Financial and Administration Report**

- 3.1 **Invoices**

There were no invoices but there were another two new members and so the balance after all cheques have cleared was £38,704.99. TL informed Trustees that he and LF would raise the cheque for the £2,664.56 corporation tax bill during the next few days (due date 1st July). No vote was necessary since the tax due was approved as part of the Accounts by the AGM.

ACTION: LF, TL

- 3.2 **Update on SDC grant for purchase of Eastern portion of Homeground**

TL reported that he and TM had signed the Deed of Variation, in accordance with minute 4.2 of 20th May Board. SDC had signed and sealed the Deed and would complete on 21st June.

The quotation for producing the conditional contract by ECLT's solicitor was felt by TM and TL to be high and a re-quote was expected.

ACTION: TM, TL

Signed by MB, Chair of this meeting..... 2021

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

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4. Project Two

4.1 Update on Conditional Contract and Lease

Two Rivers had had a meeting with Trowers on 16th June and reported a “small number of queries”, which would be reverted to ECLT’s solicitor for clarification immediately.

4.2 Examination of draft street scenes

Quattro had provided A1 plans of some street scenes. Trustees felt the design had no relationship to the parish vernacular, particularly the 2-bed and 3-bed houses. This contravenes the spirit and detail of SDC policies CP15 and EP12 plus NDP policy EP4. Specifically:

- There is no example of grey brick anywhere in the parish, although the bricks of the original Swallowcroft are honey-coloured
- Red brick of a richer hue (as per Stonehouse brick) plus render for contrast would be preferred.
- The use of brick headers and sills, was accepted but the idea a contrasting hue remained an open question,
- The general appearance of the sets of flats was welcomed
- No example of the bungalows had been shown
- Doors were shown as solid but Trustees had specified half-glazing
- The concept of windows to the floor was not vernacular, nor particularly appealing
- The run of seven houses plots 3 to 9 looked bland with no relieving features on their façade. This was felt to be due to:
 - The severity of the grey brick
 - The lack of external porches (c.f. the sets of flats) to relieve the façade.
 - The recessing of the doorways made for a gloomy look
 - The central block should have been the contrast, to break up the run
 - It was expected that having the run of six 2/3 beds opposite (plots 22 to 27) would have the same detriments and would exacerbate concerns. All four other street scenes would have a mix of styles (flats, bungalows) and would not suffer the same bland effect.

Clearly, the issue is with the modernist style of the 2-beds and 3-beds, which might be suitable in a chic urban environment but not a rural parish.

It is anticipated that the shape of doors and windows can be simply rectified but the depression (sic) of the porches will have to be addressed. Bringing the entrances flush with the elevation would be needed, which would bring the side-benefit of a larger lobby area indoors. Attachment of an external porch, similar to the flats (or a variation), should also be fairly simple.

It should be noted that JJ had made similar comments to those of attending Trustees, whilst AB had had no strong views.

Signed by MB, Chair of this meeting..... 2021

In response to ME, TL confirmed that Two Rivers had not been copied in with this draft. It was agreed that there was no point in sharing the street scenes until Trustees were more satisfied.

4.3 Timing of Drop-in public consultation

Trustees agreed that the dissatisfaction with the draft street scenes put the prospect of drop-in sessions on 15th and 17th July in doubt. A go/no go decision would be necessary by 1st July meeting at the latest.

ACTION: TL to clarify with Quattro

5. Dates of next meetings

Depending on the availability of the street scenes (to be discussed in the Village Hall) the next meeting dates will either be Wednesday 30th June at 7.00pm using ZOOM or Thursday 1st July at 7.00 pm in the Village Hall.

Meeting closed at 7.55 pm

Tom Low, Secretary

June 2021

Signed by MB, Chair of this meeting..... 2021

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