



Eastington Community Land Trust Ltd. (ECLT)

Ninety Ninth Meeting of Board Members

OHMG Office at 7.00 pm

Wednesday 29th September 2021

Minutes

- Attendance:** Tom Morrison (Chair) (TM), Alan Brasier (AB), Tom Low (Secretary) (TL), Martin Elliot (ME), Lynne Farnden (Treasurer) (LF).

Apologies: Muriel Bullock (Vice Chair) (MB), Cllr John Jones (JJ).

Declarations of Interest: none

Members or Public Attending: None

- Approval of Minutes**

The minutes of Board Meeting of 16th September 2021 were approved for MB to sign.

- Financial and Administration Report**

- 3.1 Invoices**

There were four invoices, whose cheques were approved after their associated discussions at 4.1.2, 4.2.2 and 4.2.4. The balance after all cheques have cleared was £10,306.22.

- 3.2 Update on Additional CHF Grant**

TL had answered a series of questions and the bid was considered at Locality's Panel at 13.00. Notification was received during the meeting that ECLT's bid had been successful. In a discussion of possible next steps, TL quoted the prospectus as saying Due Diligence and Contract could take 4 weeks, although experience with Locality had been better than that.

- Project Two**

- 4.1 Update on legal items**

- 4.1.1 Boundary Agreement and First Registration**

TM reported that ECLT's solicitor was now in funds and had instructed the landowners' solicitor to proceed.

- 4.1.2 Second Conditional Contract**

The opinion of the Landowners' solicitor was awaited. TM expected that this could be agreed quickly such that engrossments could be issued, signed but not dated until 4.1.3 was ready.

Signed by TM, Chair October 2021

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

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4.1.3 Conditional Contract and Lease

Two Rivers' solicitor has been issued with red line plans and the draft Boundary Agreement. An approval in principle to the Boundary Agreement process has been requested. If accepted, this would represent full agreement and steps could be taken to move to exchange of contracts.

ACTION: TM/TL to monitor

An instalment invoice from our solicitor, for September, was approved and the cheque signed.

4.2 Update on technical items

4.2.1 Design and Access Statement (DAS)

Board approved the DAS unanimously.

4.2.2 Air Quality Report

Board approved the report: the invoice was therefore approved and the cheque signed.

4.2.3 Acoustics

This report had been approved at the last Board with a proviso, which had been corrected. The invoice was therefore approved and the cheque signed.

4.2.4 Highways access

TL presented a blow-up version of the additional work on the footpath egress, which was discussed at length. TM asked for a full costing of the works and rough estimates of the ongoing maintenance/insurance liability, which would fall to ECLT as owner of the land and party responsible for compliance with any associated planning condition. LF flagged that the proposed two "beware of pedestrian" signs should perhaps be provided by the Parish Council as pedestrians currently use the road and signage should technically already be in place.

ACTIONS: TL and LF

The invoice for the additional work was approved and the cheque signed.

4.2.5 Ecology

ME asked how much of the Tree Report would be implemented by Two Rivers, ECLT or Parish Council. TL confirmed that the tree report required:

- Two Rivers to trim back all hedges to their respective fences and to remove 2 dead trees in the southern boundary.
- After development, Two Rivers would be responsible for maintenance of the land outside and inside the acoustic bunds

Signed by TM, Chair October 2021

- Parish Council would have no responsibilities north of the new Snakey Lane
- ECLT would consider enhancement of the southern scrub land in due course.

TL presented a graphic of how the DEFRA 3.0 analysis of environmental gain/loss operated. At the first pass, Project Two was negative for grass habitats, so TL had had a series of discussions with the consultant and it was proposed that the Eastern Portion could make up the habitat loss by hosting a wildflower meadow of 0.25 hectares (roughly the area of the development exclusion zone in front of the Grade II listed building. After considerable discussion, this was approved as the most cost-effective solution.

ACTION: TL

5. Planning Application

TL informed the Board that the target of applying for planning by the end of September would not now be achieved. This would require several days' work to conclude the DEFRA 3.0 report and to integrate that with the DAS, Planning Statement, Ecological Design Strategy and planning application red lines.

TM confirmed that legal all documents remained un-confirmed as well, although agreement was close in all areas.

It was agreed to reconsider the application at the next Board Meeting.

6. Fullers Close grassed areas

Samantha Hale will meet TL and MB on 30th September at 12 noon to review progress.

At that meeting, TL/MB will also raise ECLT's intention to recruit 1 or 2 Tenant Trustees, as per our Rules.

ME reported that tenants were in favour of fencing off the attenuation pond but details were still vague.

ACTION: MB, TL

7. Date of next meeting

The next meeting dates will be Thursday 7th October at 7.00 pm at the Village Hall (TM tentative due to childcare commitments, ME apologies).

Meeting closed at 8.15 pm

Tom Low, Secretary

October 2021

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