



## Eastington Community Land Trust Ltd. (ECLT)

### 121<sup>st</sup> Meeting of Board Members

Village Hall 7.00 pm

Thursday 6<sup>th</sup> October 2022

### Minutes

1. **Attendance:** Tom Morrison (Chair) (TM), Muriel Bullock (Vice Chair) (MB), Lynne Farnden (Treasurer) (LF), Alan Brasier (AB), Tom Low (Secretary) (TL), Cllr John Jones (JJ), Emma Pickernell (general member) (EP).

**Apologies:** Anthea McCann (AM), Martin Elliot (ME), Nicola Rowlings (NR), Tim Crane (TC),

**Declarations of Interest:** none

2. **New Member**

TM welcomed EP who has expressed an interest in joining the Board.

3. **Approval of Minutes**

The minutes of Board Meeting of 1<sup>st</sup> September 2022 were approved and signed by MB.

4. **Financial and Administration Report**

- 4.1 **Invoices**

There was one invoice for consideration, leaving a bank balance of £66,498.71.

- 4.2 **Arrangements for Q4 and year-end Internal Audit**

MB and TC agreed to join LF at a date to be arranged

- 4.3 **Arrangements for External Examination of Accounts**

LF confirmed that the examiner will begin work in mid-November.

Signed by TM, chair ..... 2022

## 5. Project Two

### 5.1 Update on exchange of contracts

TM reported that the landowners had yet to meet their solicitor and that there was no immediate prospect of an exchange of contracts. He suggested that a face-to-face meeting of all parties would be the best way to establish any reasons for delay and thus what might be done to unlock proceedings. This was unanimously agreed.

**ACTION: TM**

### 5.2 Update on S 106

2RH have yet to return the draft with updated wording for Military Personnel, so our solicitor had been asked to chase that up.

Helen Bone of Homes England had provided some clarification on this, which we can then compare to the drafting from 2RH's solicitor. Debate to carry forward to next meeting.

### 5.3 Progress on planning application

National Highways have come back with agreement on all items, including the drainage issues. SDC are awaiting a formal letter dismissing the 6-month embargo imposed by National Highways, whereupon SDC will issue a full list of draft Conditions.

**ACTION: TL to monitor**

### 5.4 Cotswold Beechwoods SAC proposed contribution.

JJ and TL reported on the new proposal to seek a contribution of approximately £21k for a new SAC about 12 kilometres north-east of Homeground. An attempt was made to seek exemption, at the SDC Environment Cttee but to no avail. Hints were dropped at that Cttee that there might be some funds available within SDC to off-set the charges

In extensive discussion, EP supported the general mood that ECLT should put together a case for an exemption, based on our unique HC4 and 100% affordable combination and proximity to Snakey Lane's extensive leisure facilities (*Secy note: JJ has secured some officer support for an exemption and will report back further*).

**ACTION: JJ, TL, EP**

## 6. Date of next meeting

The next meeting was agreed as 20<sup>th</sup> October 2022 at 7.00 pm in the Village Hall, providing there is sufficient business. Advance apologies from JJ, TL, AM

**Meeting closed at 8.12 pm**

**Tom Low Secretary**

**October 2022**

Signed by TM, chair ..... 2022