



Community Land Trust

**Meeting: Board Meeting**

**Venue: Farway Village Hall, EX24 6DQ**

**Date: Wednesday 28<sup>th</sup> March 2018, 9.30am**

**Present:**

	W Rich, R Hare, S Kastner, A Stevens
	S Watson, D Luke, M Payne, N Mills, P Richards

Item	Section
<b>1.00</b>	<b>Introductions / Declarations</b>
1.01	Declarations of Interest – WR & AS members of Northleigh Parish Council SK member of Farway Parish Council
<b>2.00</b>	<b>Previous Minutes</b>
2.01	Meeting minutes dated 26/02/2018 approved and signed
<b>3.00</b>	<b>Treasurer’s Report</b>
	£200.00 payment to be made to CW to repay loan for laptop purchase.
	Bank Balance – Current Bank Account Balance £7,312.34
	Summary of Transactions since the last meeting: Payments to Consultants - £7,766.00
	Parishes contributions: All three Parish Councils’ £100.00 contributions have now been received.
<b>4.00</b>	<b>Communication’s Report</b>
4.01	Members’ Correspondence – The CLT has been corresponding with 4 members
4.02	Biographies – Each member of the Board of Directors to draft a biography for inclusion on the website.
<b>5.00</b>	<b>Project Updates:</b>
	<b>Engineering Constraints Report</b> Craddys’ Engineering Constraints Report was considered, notably the need to <ul style="list-style-type: none"> <li>• further explore the risk of ground gas,</li> <li>• further explore the depth of made ground – if it is to be built on,</li> <li>• allow space within the site for attenuation of surface water drainage,</li> <li>• allow space within the site for a new package treatment plant (if, as anticipated, the existing plant’s soakaway would be overloaded by a further connection),</li> <li>• conduct a traffic speed survey,</li> <li>• keep areas of road to a minimum because surface water will need to drain to the site surface water system,</li> <li>• conduct a sub-scan survey of the site and immediate vicinity for any unidentified services.</li> </ul>

	<p>Abnormal development costs are likely to include one or more of the following:</p> <ul style="list-style-type: none"> <li>• a surface water drainage connection of c. 150m across neighbouring ground,</li> <li>• a new foul treatment plant,</li> <li>• piling,</li> <li>• groundworks associated with access</li> <li>• removal and capping of contaminated ground.</li> </ul>
	<p><b>Architectural Consultant Information</b></p> <p>Draft strategy options were discussed in light of the above constraints. Preferences expressed by the CLT include:</p> <ul style="list-style-type: none"> <li>• access from Bucknole Hill Rd because Chilcombe Lane is too narrow.</li> <li>• ‘frontage’ massing but set back from Bucknole Hill Rd to allow for cars to turn within drives,</li> <li>• avoidance of building over made land</li> <li>• avoidance of building up site levels – because surface water drainage from Bucknole Hill Rd is thought to be achievable via an existing drain beside the road.</li> </ul>
	<p>No conclusions were reached about these preferences or a probable layout and it was agreed that the further exploration recommended by Craddys’ report should be carried out to inform further design work.</p> <p>SW recommended that, rather than attempting a pre-app meeting now in the absence of a settled layout, Stage 2 grant should be sought to fund the cost of further exploration and, in due course, preparation of the planning application. Trewin and Craddys have already tendered their Stage 2 costs.</p> <p>It was agreed that quotes would be sought for the further investigations in accordance with specifications provided by Craddys. A quote for the ground gas, made ground and utility investigations can be obtained from Tweedie Evans on the basis of EDDC’s grant conditions.</p>
	Companies to be approached to undertake a traffic survey.
	Once quotes have been obtained, the grant application will be submitted by UCV-CLT.
	Pre-app discussion will be held as part of Stage 2.
	Final Consultants reports to be published on the website for wider membership and community comment. A Consultation meeting to be held once the further investigative reports are produced and an outline proposal for the site is prepared.
<b>6.00</b>	<b>Membership</b>
	9 new members have joined the Community Land Trust 3 existing members have resigned their membership of the Community Land Trust
<b>7.00</b>	<b>Any Other Business - none</b>
<b>8.00</b>	<b>Date of Next Meeting</b>
<b>8.01</b>	<b>Wednesday 9<sup>th</sup> May 2018 – 9.30am</b> <b>Farway Village Hall, EX24 6DQ</b>