

Spaxton CLT Board Meeting Minutes

Spaxton Village Hall Pavilion

Wednesday 20 October 2021 at 7:00 pm

Present:

Chair: Mike Hodson. Treasurer : Dave Hartley . Directors: Vernon Hughes, Josh Schwieso, Paul Richold, Judith Nealon, Christopher Morton-Thomas

Steve Watson Consultant, Middlemarch

Apologies:

Barbara Down

Public participants:

5 in total.

Questions and concerns taken from the public:

Statement from the public. We are not disputing the site but just want to clarify the following issues.

1.Re: agenda for the previous public meeting. It was felt that specifics had not been clearly advertised.

MH: The meeting was advertised in Spaxton News, SCLT website, posters displayed in village, Spaxton next door, word of mouth.

2. Re: vote on recommendations of site at the meeting via a show of hands. Why were the members not all sent ballot papers?

MH: Directors of CLT were elected to carry out the work. Two preplanning studies were conducted to decide on the site. Access safety was taken into consideration and much discussion took place by the board of the pros and cons of both sites, prior to our recommendations.

3. Will there be a right to buy?

SW reply: if a CLT is the freeholder of the homes and they are provided in a Designated Rural Parish such as Spaxton, they are exempt from the Right to Acquire, voluntary Right to Buy and Right to Shared Ownership. The original Right to Buy could only apply if the homes were managed by the local authority. At present under the current legislation the trust would want to keep all the houses in this phase of work as rentable. A future project maybe.. The CLT is a living entity it is not formed for one project only.

4. Parking: will there be enough onsite to keep cars from the road?

MH: Architects and designers will be involved.

5. There is a ransom strip of 15m but previously this was a contentious issue and the plans were not pursued because of this..

MH : The preplanning did not raise this as an issue.

6. Andrew Reading Head of planning at the District Council has been contacted by the public contingency, but was unable to confirm knowledge of the preplanning.

MH Extensive and thorough conversations prior to the recommendations.

7. Is there a costing for the development?

MH This will be the next stage in our work as a board.

There were no more questions.