

Spaxton Community Land Trust

Board meeting held on Wednesday 18 May at 7.00pm

MINUTES

Members of the public

Attendees: Mike Hodson, Dave Hartley, Vernon Hughes, Barbara Downe, Josh Schwieso, Paul Richold, Judith Nealon, Chris Morton-Thomas, Tony Donnelly (Jan Hodson)

The meeting was preceded by a question and answer session with the public. Concerns raised were

- (i) Q. How the houses will sit on the plot and the mix?
A. The initial pre planning advice indicated that a linear plot following the line of the current housing on that side of the road is normal but that does not rule out other options for consideration. It was emphasised that the final design is subject to normal planning submission. The public will have the opportunity to see and comment on a proposed layout at the presentation on 25th June 2022 in the Village Hall.
- (ii) Q. What is the size of the plot?
A. One acre. As a square this would be 64mtrs x 64mtrs but there could be a frontage of 73mtrs (therefore less depth).
- (iii) Q. Will the hedge remain?
A. All parties would like to retain the hedge or a hedge of some sort.
- (iv) Q. What was the selection process for the Architect?
A. Three architects with experience in building rural housing and working with a CLT gave presentations. Reed Watts gave the best presentation and had the most experience. They also showed the most enthusiasm for the project and grasp of the requirement.
- (v) Q. What if building costs rise?
A. Aster, the HA, is aware of this and has already increased its funding per square metre.

Item	Topic	Action
1.	Apologies of Absence Alex Burdett	
2.	Minutes of Previous Meeting Minutes of the last meeting held on 20 th April 2022 were agreed by the board.	
3.	Matters Arising None	
4.	Secretary's Report It was agreed that this is not necessary as a regular item in the agenda	
5.	Chairman's Report The Chairman gave an update on progress. HA/Architect/Builder all in place and an exhibition open to the public with models and a presentation by the Architects Reed Watts will take place on Saturday 25 th June 2022 starting at 11.00am in the Village Hall. Surveys are all in place and will have their final reports by the autumn. New government planning proposals should not affect the project as rural developments are exempt right to buy..	
6.	Treasurer's Report/grants (see attached) The accounts have been reviewed and signed off.	

7.	Communications and website report There has been a 200% increase in the number of visitors to the website. An interesting development is that the increase is mainly due to visitors using desktops rather than phones which would indicate that they are showing more depth of interest. Aster and Reed Watts are eager to add to the website. The chairman thanked BD for all her work.	
8.	Update on Surveys This was covered in the Chairman's report	
9.	Working Group meeting with Aster/EG Carter/Reed Watts/Middlemarch The WG were pleased with the Reed Watts (Architects) grasp of the requirement including the concerns over the entrance to the development, the need to preserve the hedge and concealed carparking. It was agreed that there is no vernacular design of house in the village but RW is of the opinion that the village has a character and style which can be referenced in the design. The chairman recognised that there is a need to review the mix of the proposed houses before the next meeting with the architects on 9 June.	
10.	Planning and Publicity – Public Meeting 25 June 2022 There will be a public meeting on 25 June 2022 in the Village Hall beginning at 11.00am when the CLT and the architects will give presentations with models and show boards showing their initial plans for the development and to get the feedback from the public. Timetable for 25 June 2022 – Public Meeting 11.00 Doors open to Public 12.00 Presentation by SCLT and Architects 13.00 – 13.30 break for presenters 13.30 -14.30 public feedback 14.30 Presentation by SCLT and Architects (if needed) (now 14.00) Feedback forms will also be available.	
11.	Any Other Business None	
12.	Date of next Management Committee Meeting Wednesday 15th June 2022 at 7.00pm	