

# Spaxton Community Land Trust

Board Meeting held on Wednesday 22nd November 2023 7.00pm

## MINUTES

**Attendees:** Mike Hodson, Rick Richold, Tim Yeandle, Chris Morton-Thomas, Judith Nealon, Josh Schwieso, Tony Donnelly, Vernon Hughes, Barbara Downe (7.30), Alex Burdett (7.30)

| Item | Topic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1.   | <b>Apologies of Absence</b><br>Dave Hartley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
| 2.   | <b>Minutes of Previous Meeting</b><br>Minutes of the last meeting held on 25 <sup>th</sup> October 2023. CM-T asked for clarification of “no permeable” in item 8(iii). RR explained that, counter intuitively, this was an easier option as water can be collected and moved from the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        |
| 3.   | <b>Matters Arising</b><br>All actions are contained in the agenda                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |
| 4.   | <b>Chairman’s Report</b><br>As a general comment he pointed out that, despite apparent slow progress, much was going on in the background.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |
| 5.   | <b>Secretary’s Report</b><br>Nothing to report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |
| 6.   | <b>Treasurer’s Report</b><br>The treasurer has reported a balance of £834.13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |
| 7.   | <b>Communications and website report</b><br>BD reported before the meeting that updating the website continues. Work on the home register guidance has been held up by the Council’s failure to provide advice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |
| 8.   | <b>Working Group Issues</b><br>(i) Legal Fees – No advance in the possibility of a grant from Homes In Sedgemoor. The Chairman considered that we are unlikely to receive news either way until the Council has carried out a review of its expenditure.<br>(ii) Drainage – The option of taking surface drainage across fields to Peartwater cannot be fully addressed as we have not yet had a reply from one of the landowners. Efforts are being made to contact him. Members were concerned that the option of using existing road drains had not been considered. The chairman reported that the contractors now recognised that this drain exists and that the feasibility of using it would be investigated.<br>VH expressed concern at the time taken to decide this issue.<br>(iii) Potential Site Layouts – The architects have provided 3 revised layouts based on the provision of 10 homes.<br>JN questioned why most gardens were oriented so that they did not benefit from afternoon and evening sun. Moving the SW group towards the “courtyard” would have the benefits of making that area more compact and providing sunnier gardens. The disadvantage would be that this would be contrary to the pre-application advice.<br>RR was concerned that the NW group would have to be raised by 1 metre to provide foul water drainage. He felt that this would have an unwelcome effect on the appearance of the site. This, together with uncertainty of the drainage costs, means that a reconsideration of the site layout may be necessary. |        |

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|            | We will look towards a meeting with the architects after the drainage issue is settled.                                                                                           |              |
| <b>9.</b>  | <b>AGM</b><br>It was decided that the AGM will be held on Saturday January 27 <sup>th</sup> at 11am (depending on hall availability). VH will circulate details to board members. | <b>VH MH</b> |
| <b>10.</b> | <b>Date of next Management Committee Meeting</b><br><b>December 20th</b>                                                                                                          |              |