

Toller Porcorum CLT Steering Group Meeting  
Held at the Village Hall on 18<sup>th</sup> December 2012 at 2.30pm

Present: Paul Derrien, Rural Housing Development Officer WDDC, Karl Hine, Aster Homes/Synergy Housing Association. George Sartin, Sustrans. Colin Baker, Chairman. Barry Rutherford, Treasurer. Alex Carstairs, Director. Jill Bacchus, Director. Rorie Geddes, Secretary. Shareholders: Jeremy Stavenhagen, Steering group Members; Peggy Denty.

Apologies: Debbie Billen, Evelyn Whitcombe, Richard Blackmore, Mick and Jennifer Rolfe, Judy Miller, Steve Watson.

Colin baker welcomed everyone to the meeting .

The minutes of the meeting on the 8<sup>th</sup> November 2012 had been distributed and there were no matters arising other than those to be dealt with in the Agenda

The Project is still on course for Planning in February/March 2013 and build commencement in January 2014 at the latest. An earlier start, particularly for site clearance is preferred.

HCA and WDDC grant Conditions for draft HCA bid:

1. Synergy/Aster have formally approved the bid.
2. Confirmation of land availability; Longley's land is progressing, price agreed. SUSTRANS are included in these negotiations and will require a right of way across the land being retained by Aster. The solicitor acting for Vanora's Executors is away until January. Our solicitor, Ian Moran, has contacted them but not received a reply.
3. A flood risk assessment has been carried out, there should not be any issues but for precautionary purposes permeable fencing would be used at the bottom of the gardens and the garden sheds would be anchored to the ground. There is no flood effect on the rest of the village.
4. £87k of capital support is available from WDDC. The meeting thanked Paul for this and he responded by saying that the District Councillors were very supportive. He had issued a press release and included comment from the CLT.
5. Designs have yet to be finalised and eco, asbestos and possibly a bat survey are still to be done. There also needs to be further ground investigation. Nick Rogers, Halsall Builders, is dealing with Aster/ Synergy over this.
6. HCA are hoping to have a ratification meeting in mid February.

Site details:

1. Alex to ask Ian Moran when access can be granted for site clearance.

2. The willow tree by the proposed Post Office will need to be cleared, Alex to ask Satish Hereward.
3. Two trees, adjacent to the site and owned by an absentee landlord need to be felled or reduced. They can be accessed from the Longley's land. Jill Bacchus undertook to facilitate this with the owner.

Some progress has been made on the scheme design. Elevations were produced by Karl for the cottages and three possible post office designs. These will be circulated soon for comment.

The village hall is booked for the wider community meeting on 15<sup>th</sup> January 2013 from 3 to 7pm. It is planned to send a flyer around the village, including Kingcombe. Paul Derrien kindly offered to arrange printing of this. There will be housing registration forms and share application forms available as well as refreshments. The CLT board are meeting on 3<sup>rd</sup> January to finalise plans for this.

Legal issues:

1. Funds for legal work have been received from WDDC.
2. The three way option agreement is waiting for land transactions to be further advanced.
3. Ian Moran is to prepare our lease with Aster/Synergy as he wants to use this as a model for other CLTs.
4. Aster will prepare the S106 Agreement (local community only) while the scheme is in for planning. A draft of the section relating to the local connection criteria would be available at the next meeting as Aster and WDDC are keen for the CLT to have an input.
5. Alex and Karl will agree a key points schedule.

The CLT now has ten Shareholders. Application forms are available from Evelyn or Rorie.

The Post Office is aware of plans to relocate but Evelyn would like to have more definitive plans before she approaches them.

The next meeting will be at the end of January and Rorie undertook to ask Steve Watson to do a Doodle Poll.

The meeting closed at 3.40pm.