

Toller Porcorum Community Land Trust Ltd

General Meeting

Held at the Village Hall on 9<sup>th</sup> September 2013

Present; George Sartin, SUSTRANS. Paul Derrien, Rural Housing Development Officer WDDC.

Colin Baker, Chairman. Barry Rutherford, Treasurer, Jill Bacchus, Director. Alex Carstairs, Director. Rorie Geddes, Secretary.

Shareholders; Jennifer Rolfe, Debbie Billen, Evelyn Whitcombe, Peggy Denty

Apologies: Simon Thompson, Steve Watson, Karl Hine, Mick Rolfe

Colin Baker welcomed everyone to the Meeting.

1. Matters arising; Karl reports that a Copy of the draft S106 has been sent to Julie CC. He is liaising with WDDC regarding how post office is dealt with within the S106. Aster has agreed to underwrite WDDC legal fees relating to dealing with this and we will submit as soon as we have agreed how to deal with the post office.

A letter had been received from Shear Design outlining details of foundations and surface water drainage. A full Flood Plan had not been received

2. Planning Application:

Landowners had not been correctly notified of the planning application, formal notice has now been given and a Certificate of Ownership has been sent to the planning officer.

Overlooking bedroom window of flat; Planning officer suggested this was shifted to the north elevation and a roof light added to allow more natural light without overlooking issues. This has been submitted. No problems anticipated with this approach.

A query was raised regarding site levels. Karl reports; we have worked with the existing site levels as much as possible especially in relation to the High Street and the main access into the site, which is demonstrated on our sections. As a result of the Flood Risk Assessment the houses have to have a finish floor level above 114.0 metres. The site also has to comply with the Disability Discrimination Act and Part M of the building regulations. These are the reasons for the fill and the crib wall to the north of the site and unfortunately cannot be avoided.

Natural England required further work on bats and reptiles, a new report was to be delivered to the planning officer by 23<sup>rd</sup> September. Also required to investigate a pond some 400 metres from the site, not on the same waterway.

Minor amendments might arise as a result of the Urban Design Consultation carried out by WDDC.

3. Post Office; As soon as the planning decision is made Matt Walls will commence the six-week consultation. Paul had heard from Laura Tarling, Post Office, and she is supportive of the scheme.
4. Transfer of Vanora's land; the deeds to the land had still not been found but solicitors could use a Statement of Truth instead. The Village Hall Trustees were meeting on 12<sup>th</sup> September to agree two signatories who could sign the land transfer papers. VHT members who were also CLT members would abstain from the vote. With Catherine Bonnett's help the VHT will instruct the District Valuer, who will give an independent valuation. This will be sent to the Charity Commission with a copy of the will, dated 30<sup>th</sup> March 2011. The meeting agreed that the best way forward was for the CLT to accept the offer of cash to buy the site from the Village Hall.
5. Longley land; Karl reports that the draft has now been sent to Longleys' solicitor. Julie CC will need to review this but we are hopeful that as it is straightforward it can be agreed. If we do not have it signed by 30th Sept KH to convene meeting between all legal representatives to ensure it is dealt with.
6. Lease agreement; Karl reports that this is with Julie CC. KH and Alex C have agreed that Julie should draft this and include the sub lease. As we know what we want to achieve and are in agreement there should not be an issue for Aster to review and agree fairly quickly. The CLT need to keep chasing Julie on this. It is expected that there will be extra legal fees for the transfer of land and the sub-lease. WDDC have confirmed that they would meet these additional unforeseen legal costs within existing budgets.
7. AOB; There should not be any Capital Gains Tax levied on the Village Hall as a result of the sale of land provided it is used for the correct purposes.
8. There was no other business, the next meeting was planned for the 21<sup>st</sup> October, 1.30pm at the Village Hall. The meeting closed at 2.15pm