

Toller Porcorum Community Land Trust Ltd

General Meeting

Held at the Village Hall on 17<sup>th</sup> June 2013

Present: Steve Watson, Somerset, Devon and Dorset CLT Project. Paul Derrien, Rural Housing Development Officer WDDC. Karl Hine, Aster Homes/Synergy Housing Association. George Sartin, SUSTRANS. Simon Thompson, Dorset Community Action Colin Baker, Chairman. Barry Rutherford, Treasurer. Jill Bacchus, Director. Alex Carstairs, Director. Rorie Geddes, Secretary. Shareholders: Jeremy Stavenhagen, Mick and Jennifer Rolfe, Debbie Billen.

Apologies: Peggy Denty, Evelyn Whitcombe.

1. Colin Baker welcomed everyone to the Meeting.
2. No Matters arising.
  - Feedback from review of plans; No feedback had been received from the Aster Design and Quality Team. The wall/fence above the Toller Brook would not be permeable. The Environment Agency are to do Flood plans and Assessments. There was some confusion as to whether the flood plain was at 112m or 112.5m. EA to decide. There is no flood risk to the houses in the scheme.
  - Lindsey Aldington (Development Manager at Aster Homes) was to contact Mick and Jennifer to investigate the flood risk downstream of the development.
  - The scheme will include flood attenuation measures to reduce speed of run off from the site.
  - The CLT had indicated a preference for slate roofing throughout, Karl felt that this would be too expensive but would investigate.
  - It was agreed that the tree survey was not really practical and would need re-wording to reflect the plans. Aster would prefer the trees behind no. 23 to be removed.
  - The plan includes new fencing for nos. 21, 23 and 25.
3. Paul and Karl undertook to find clauses for the post office to go into the Section 106 Agreement.
4. The Allocations Plan would be amended to reflect the decision that Local Connection would be prioritised over Full Occupancy by one bedroom. Steve Watson.
5. HCA funding has now been ratified.

6. Nothing had been heard from Julie Cowan-Clark, our solicitor at DWF. It is essential to get the Option Agreements in place. Karl was to ensure that George and Julie have the map for the land transfers. No progress has been made with Vanora's land.
7. The level of finish for the new post office was acceptable to the meeting.
8. Simon Thompson felt that it was time that the Post Office was consulted about the move and undertook to arrange a meeting with Matt Walls, Field Change Advisor for the Post Office.
9. The report on BBC South on Monday 10<sup>th</sup> June had led to a report in the Telegraph.
10. Barry Rutherford was booked to go on the Treasurers Training day on the 15<sup>th</sup> July.
11. The next meeting is scheduled for Monday 29<sup>th</sup> July, 2.30 at the Village Hall.