

Toller Porcorum Community Land Trust Ltd

General Meeting

Held at the Village Hall on 25th February 2013

Present: Steve Watson, Somerset, Devon and Dorset CLT project. Paul Derrien, Rural Housing Development Officer WDDC, Karl Hine, Aster Homes/Synergy Housing Association. Colin Baker, Chairman. Barry Rutherford, Treasurer. Alex Carstairs, Director. Jill Bacchus, Director. Rorie Geddes, Secretary. Shareholders: Jeremy Stavenhagen, Peggy Denty, Janet Knowles, Mick and Jennifer Rolfe, Debbie Billen.

Apologies: Richard Blackmore, Evelyn Whitcombe

Colin Baker welcomed everyone to the Meeting.

Minutes of the meeting of 4th February. Karl Hine asked for clarification under item no.

2 it states that the sketch plans that Paul Derrien brought along are what WDDC would like to see reflected in the scheme design. I think that actually Paul was careful to point out that these sketch plans reflect the view of David Chiplen (Senior Listed Buildings Officer) and not that of the local authority as a whole. We are unlikely to be able to incorporate many of the details of the sketches into the scheme so I think it is worth noting that this represents the view of just one officer at WDDC.

No other matters arising.

Sadly, Hugh Hereward, Vanora's father, died in hospital on the 19th February. Hugh was the landlord of the existing Post Office and had been very generous in his lease to the Toller Porcorum Village Association. The lease, 25 years from 2006, allows for two years at a peppercorn rent after notice in writing has been given. Subsequently a market rent can be demanded.

Drawings showing more detailed elevations were presented to the meeting. They do not show any more details of levels and are a work in progress. The ground survey was being done in week commencing 25th February, asbestos the following week. The eco and tree surveys had been done but further work was required for badgers, bats and reptiles. Karl reported that the topographical survey was incomplete and it was hoped that planning would follow in late March.

A meeting had been held immediately prior to this meeting with the father of the owner of no. 21 attended by Alex, Colin, Karl and a representative of Halsall Construction. The aim had been to assess the condition of the buttresses on the north wall of no. 21 which are on Vanora's land and indeed used to be part of an old cottage and which Vanora had apparently said she would repair. Various other demands were made, most particularly about parking and the positioning of scaffold and nothing was resolved. It is unclear exactly where the boundary runs and a discussion ensued at the CLT Meeting as to whether the post office and flat should be moved across to allow the footpath to run against no. 21. Karl was to obtain an estimate of repair costs and to try

and ascertain from Land Registry the exact boundary. The owner would be approached again to resolve this. It was felt that the CLT would not wish to have a long term liability for the repair of the buttresses and agreed that Alex, Colin and Karl would progress discussions and report back to the next meeting.

Karl advised that it was unlikely that there would be any provision for parking alongside the plot for no. 8 but he would investigate fitting additional parking onto the site.

Heads of Terms have been agreed with the Longleys but not yet signed. As it appeared that a transfer of Vanora's land would take place in the fullness of time it was hoped that this would not delay ratification. Correspondence from Alison Ward, Wessex Community Assets, indicated that the Charity Commission would be able to accept the charitable nature of the land gift provided evidence of intent could be provided. Alex undertook to provide evidence in the form of TPVA minutes and the executors wishes. The Village Hall Trust should refuse the gift of the land.

Subsequently, a reply has been received from the Charity Commission indicating that there is little they can do without sight of the will and it is really an issue for the Executors to consider. The evidence has been passed to our Solicitor and it is now up to him to take this forward with the executors, commencing with the grant of probate followed by the refusal of the bequest by the Village Hall Trust.

Steve advised that the S106 Agreement would need to be discussed and agreed by the District Council, Housing association, CLT and possibly the previous landowner and would underpin the planning consent. A separate section would be required for the Post Office and Paul is to give some thought to the conditions to be attached to it. This would need to be agreed with Aster Homes. Steve undertook to circulate the main selection criteria before the next meeting.

Colin reported that he was going to speak to Satish about the willow tree but felt that now was not an appropriate time.

The next meeting will be on Tuesday 26th March at 1.30 in the Village Hall.

The meeting closed at 3.55p.m.