

DRAFT

Toller Porcorum Community Land Trust Ltd.

Meeting held 1.30PM.Tuesday 26th March 2013 in the Village Hall.

1. Present Colin BAKER (Chair), Alex CARSTAIRS (Director) Barry RUTHERFORD (Treasurer). Jill BACCHUS (Director), Shareholders, Mike and Jennifer ROLFE, Jeremy STAVENHAGEN, Janet KNOWLES, Steve WATSON (Somerset Devon and Dorset CLT Project), Karl HINE, (Aster Homes), Simon THOMPSON (Dorset Community Action).

Apologies were received from Rorie GEDDES, Debbie BILLEN. Paul DERRIEN, Richard BLACKMORE, Peggy DENTY, Patrick WOODFORD, Pat RUTHERFORD.

2. The minutes of the meeting held on 25th February, 2013, having been circulated, were accepted as a true record.

3. Updates.

3.1 Vanora's Land. There was nothing further to report on this issue as the land bequest is still awaiting probate. The view of the village hall trustees, the current beneficiaries of the bequest, is that they do not wish to accept the land and would prefer that it be transferred to the community land trust to give effect to Vanora's documented wishes. This has been transmitted to the Charity Commissioners who have deferred their decision until the will is proved. The village hall trust meets shortly to decide whether to write again to the Commissioners on the issue. (Note. Trust chairman has now written a second letter.)

It was suggested that the land should be declined on the basis that it would be transferred to the CLT at nil cost within, say, 6 months and that, if this were not to happen, the village hall committee would accept the bequest and the transfer would take place to the CLT; at market value as a last resort.

Paul DERRIEN has reported that the application to WDDC to underwrite the value of Vanora's land (Est. £32000) in the event of delay being encountered in the legal process and there being no option but to transfer the land at market value, has been approved.

3.2 Langleys Land. It is anticipated that heads of terms will be signed with the Langleys before the end of the month.

3.3.HCA Allocation. Karl HINE reported that the project application would go before the April (2nnd) meeting of the HCA board seeking final ratification. It is anticipated that approval will be forthcoming in view of the WDDC underwriting support, and provided that Heads of Terms with the Langleys have been signed. (See 3.2 above)

3.4. Buttresses. A site examination has taken place and costs are at present being assessed. The housing association would wish to avoid long term responsibility for the maintenance of the buttresses and informal discussions with the occupier of number 21 continue in order to resolve the issue. It was felt that the planned footpath to the new houses should be retained, ideally between the new post office and number 21 to the west.

3.5 Surveys. Karl HINE reported that all necessary surveys have now been completed and we are awaiting their reports. There was some discussion of the willow tree situated to the east of the proposed post office site. It was considered that in the light of informal discussions held with the family, this was unlikely to create any substantial problems for the development.

4. Allocation Plan. The draft plan which had been circulated to the meeting was discussed. It was agreed to remove all references to shared ownership which would not apply to this project. It was also agreed that in the section dealing with local connections (Section 3), the cascade of parishes to be considered in the allocation process, should be amended to those adjacent to Toller Porcorum. It appeared to the meeting that the allocation plan merited a further detailed discussion and it was agreed that a small sub group comprising Mike and Jennifer Rolfe together with Steve Watson, Paul Derrien, and Karl Hine, be formed to consider the plan and report back to a later meeting. The question of the application of Section 106 to the post office was deferred to a later meeting.

5. There was a reference to the slippage in the programme as indicated in the latest project plan considered by the meeting. (Raised by Richard Blackmore by email). Karl HINE referred to the latest lengthy discussions with the Langleys, and to the various surveys, which were taking rather longer than anticipated. Overall, he was happy with the current state of the project and felt that it was well on target

6. Next Meeting. This will take place at 2.30pm. on Monday, 13th May 2013, in the village hall.

Chairman.