

Toller Porcorum Community Land Trust Ltd

General Meeting

Held at the Village Hall on 29th July 2013

Present: Steve Watson, Somerset, Devon and Dorset CLT Project. Karl Hine, Aster Homes/Synergy Housing Association. George Sartin, SUSTRANS. Colin Baker, Chairman. Jill Bacchus, Director. Alex Carstairs, Director. Rorie Geddes, Secretary. Shareholders: Jeremy Stavenhagen, Mick and Jennifer Rolfe, Debbie Billen, Alan Knowles, Brian Bacchus, Evelyn Whitcombe. Villagers: David Ennals, Charlotte Tuckett and father

Apologies: Barry Rutherford, Simon Thompson, Paul Derrien

1. Colin Baker welcomed everyone to the Meeting.
2. No Matters arising.
3. On 9th July Colin, Evelyn, Simon Thompson and Rorie had met with Matt Walls, the Post Office Field Change Advisor. Whilst the PO had no objection to the move Matt suggested that the PO might seek to reduce Evelyn's hours. He also said that relocation costs, in the region of £8,000 would have to be met by the CLT. Thanks to a timely intervention from Oliver Letwin the hours issue has been resolved. A further meeting was held on the 27th July attended by Oliver Letwin to try and find a way past the issue of the transfer of Vanora's land to the CLT. It was decided that the only viable option was to accept the offer of funding from WDDC. Evelyn's lease with the PO makes reference to moving costs which it should meet and a letter has been sent to the PO to this effect. A response was received suggesting a meeting but that has now been postponed. There will be a six week public consultation before the move.
4. With regard to the transfer of Vanora's land there was a risk that if the bequest was refused in favour of the CLT the land might in fact be lost. A transfer at nil value by the Village Hall trustees without authorisation by the Charity Commission, unlikely to be forthcoming, would expose the trustees to financial liability. For the Village Hall to sell the land without offering it at public auction would require an order from the CC. Paul Derrien and the CC would require a more formal valuation and Alex was to pursue this with Paul. Steve was concerned about the CC Order but Oliver is prepared to intervene on our behalf.
5. The Section 106 Agreement is now ready for submission. It has been amended to show that a spare bedroom would be allowed, subject to an affordability assessment. A copy would be sent to Julie Cowan-Clark. Action Karl Hine.

6. The Option Agreement for the Longley's land has been delayed by solicitors but no problems are anticipated.
7. Alex is to brief Julie about clauses for the Post Office Sublease which she will draft. Alex has made it clear to her that these are CLT costs which will have to be included in the overall legal budget.
8. The Planning Application had been submitted on the 28th June. It was unlikely to be resolved before October but the builders are anxious to get on the ground as soon as planning and the land ownership issues are resolved. They are hoping to be onsite in December and a nine month build.
9. The method of ground consolidation may affect drainage of the site and Karl was to confirm how this would affect the downstream risk. The final Flood Plan was to be circulated by 17th August.
10. There was no other business, the next meeting was planned for the 9th September, 1.30pm at the Village Hall. The meeting closed at 3.35pm