

Meeting of the Powerstock & District CLT Steering Group
5th June 2015, 9.45am at the Marquis of Lorne

Present: Nerissa Jones, Steve Poole, Channy Kennard, Vanessa White, Lynne McLaughlin

In attendance: Steve Watson (WCLTP), Rob Aspray (Hastoe), Victor Crutchley

Apologies: Keith Rixton, Tim Connor, Judith Griffies

1. Welcome: SW welcomed everyone to the meeting.

2. Notes of meeting held on 1st May 2015: no matters of accuracy. No matters arising not already on agenda.

3. Updates

Project plan: All reptile fencing had been put in place. Corners of builders yard had been measured out and area fenced. "Application for European licence for removal of dormice" was put into the project plan for July – post-planning application approval.

Planning Application:

Date for decision? Planning department was reported to be very busy – decision was expected the following week (8th-12th June 2015). DR had indicated to AM that she intended to recommend approval. Hastoe had drafted a response on the (possibly listed) section of wall, stating that any reconstruction would be in keeping.

Section 106 agreement: no progress on this – CB was following up. 106 would be needed before full planning consent could be granted.

Option agreement:

Estate land registry issue: the application for re-registration of the land had been submitted – must now run its course.

The buy-back clause: RA was still waiting for the valuer's opinion, had been chasing this.

Action: RA

Hastoe:

Progress with eco-mitigation strategy: all reptile fencing in place. Ecologist had met with VC and Robin Leaf to run through what could and could not be done on site. Receptor site for slow worms established. This work could be done between June and September, which would be shown in project plan. It was reported that the large shed had been cleared.

RA offered to get the EPSL licence drafted and show this to the ecologist, so it would be ready to submit. It could take 12 weeks to come through but this would not affect

work on site as dormice were away from the main construction area and the tendering process would take time anyway.

Action: RA

Surface water easement: RA had not been able to talk to Simon Lester-Card as he was away. RA could get legal agreement drafted up. LM to speak to SL-C in first instance about this.

Action: LM

Tendering: three contractors – CG Fry, Pemberton Homes and Acheson Construction. Fraser Garner had recommended Drews as a reserve, so Hastoe were checking them out. RA needed draft planning conditions before going to tender.

Affordable housing scheme: still waiting for section 106 to be produced.

HCA revenue grant applications: all paperwork with Burton Sweet, report awaited.

4. Communication with the wider community:

It was suggested that some thought be given to what would be needed when the planning permission came through. See also below on “right to buy”.

5. AOB:

Right to buy: it was reported that the government intended to implement this legislation and had undertaken to produce the draft bill within 100 days of the election. The legislation might or might not make it clear that rural parishes would be exempt. Since 1997 a statute had been in place, which protected housing in rural parishes from the existing right to acquire. It was essential that this protection be extended to the new right to acquire. The national CLT network had been taking legal advice in preparing its approach to this issue and was about to clarify what its campaign would be. Their recommendation to CLTs was to go through local MP Oliver Letwin, who had 9 CLTs in his constituency and had indicated his understanding of their position.

Charitable Housing Associations had protection under charity law – a charity must remain in full control of its assets – and the national CLT network was also looking into this.

As members of the community had already expressed their concern about this, VW offered to draft a statement, which she would share with the group and then publish once planning approval had been granted. The message for the moment was that the Steering Group were aware of this situation and that moves were under way to respond once the legislation had been produced.

Action: VW

Tom Moore’s report on CLTs: had been delayed, for which he apologised.

6. Date of next meeting: Monday 13th July, 10am at the Marquis of Lorne.