

Kennett Community Land Trust

Trustee Board Meeting – Minutes – 25.11.21

Location: Zoom Format

Present:

Robin Swanson (RS)

Frank Danks (FD)

Paul Swanson (PS)

Tim Foddy (TF)

Lynne McCallum (LMc)

Peter Johnson (PJ)

Apologies:

Susan Meister (S.M)

The meeting was opened at 1933 by the chair (RS) who welcomed all present and thanked everyone for their attendance.

Item 1.

The minutes of the previous Trustee Board meeting on 28.09.21 had been circulated to all trustees prior to this meeting for review. Those minutes were reviewed and accepted as a true record by all who attended. The minutes were signed by the Secretary pp. Chair.

Action: F.D

Item 2.

A formal loan funding offer had been received by the Trust on 27.10.21 from Triodos Bank. At that time all Trustees were contacted by e mail to advise the offer. There was a unanimous decision to accept the offer. This item is included in the minutes to record formal acceptance.

Item 3.

The Secretary (FD) advised that an anomaly had been identified on the website where a statement was included stating that allocation of a KCLT home was subject to the applicant being a member. This is not included in the Allocation Policy and in order to correct the anomaly the Board agreed to remove the statement from the website.

Action: L.Mc

Item 4.

Two new Membership Applications were reviewed by the Secretary. The Board unanimously approved the applications. The Secretary committed to advise the applicants of their successful applications as Associate members and to issue Share Certificates.

Action: F.D

Item 5.

(TF) expressed concern about the Boards emerging relationship with Bellway Homes. This was discussed by the Board at length and those that had been involved in an interface with Bellway Homes local staff agreed that the Bellway approach was condescending, they were awkward to deal with and displayed less than the professional standards experienced interfacing with the previous developer. This subject had also been raised with ECDC at the regular meeting on 22.11.21. and both the Council Leader and Commercial Manager expressed concern and committed to raise the issues with Bellway senior management. It is hoped that these issues can be resolved and that Bellway Homes personnel will respond in a positive manner and the Trust's requirements for the development be achieved. The Chair stated that attempts should be made to get Bellway to go along with the Trust's position and to avoid confrontation.

Action: Delivery Board Attendees

Item 6.

(L.Mc) shared her concerns with the Board that the Bellway proposed internal design layouts were less than ideal and could be improved considerably by modifying the floor layouts to an open plan layout on the ground floors and to accommodate future proofing measures which were a fundamental Trust aspiration. Prior to the meeting detailed drawings had been circulated to demonstrate her proposals. It was unanimously agreed to present these proposals to Bellway at the Delivery Board meeting on 26.11.21.

Action: (L.Mc)

AOB

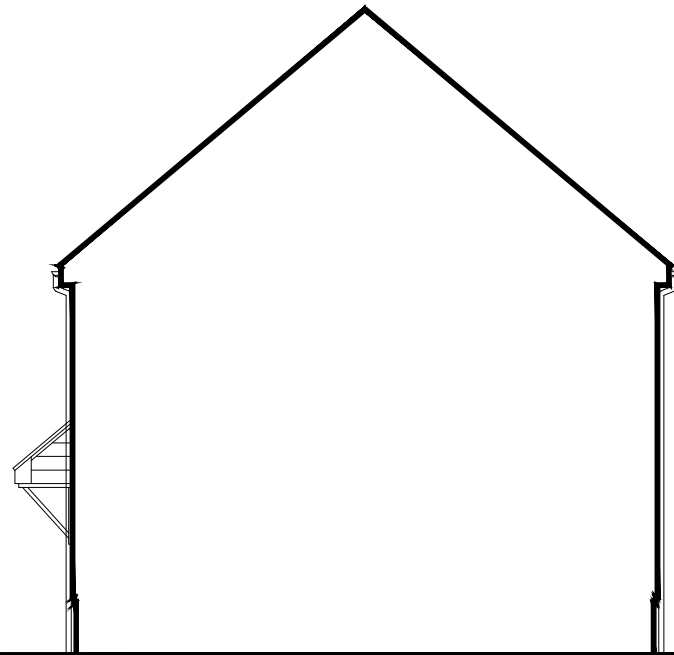
1. (PJ) has identified issues with the recent Bellway Leaflet and expressed concern that construction traffic may utilize the access road to Dane Hill Farm. It was decided to raise the subject with Bellway at the Delivery Board meeting on 26.11.21.
2. (TF) reported that the extent of ecological inclusions at the Bellway Witchford site were minimal and that a much greater commitment would be necessary at KGV. It was suggested that (TF) liaise directly with Bellway's Sustainability Focal Point to establish a satisfactory ecological plan. This would also be raised at the Delivery Board meeting on 26.11.21 to establish a communication route.
3. (L.Mc) advised that she and (S.M) had visited the Bellway Show Home at Fordham and after some persuasion was able to access the house and form opinion. She stated that the internal finish was good. This visit had been prompted by the apparent unavailability of access to the Show Home at Witchford.
4. The Secretary (F.D) updated the Board on the current financial position and advised that reimbursement of legal expenses had been received from ECTC following the emergence of a new development delivery partner.

There being no further business, the meeting was closed at 2038.

Frank Danks – KCLT Secretary.



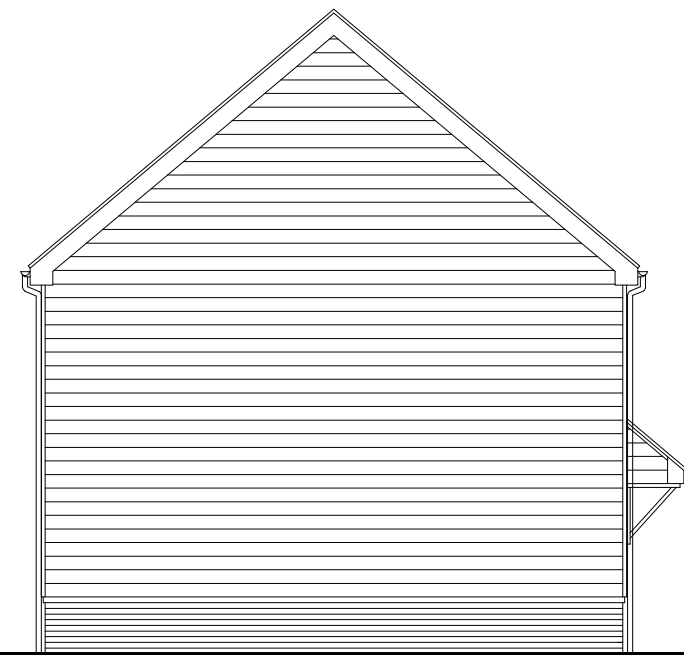
Front Elevation



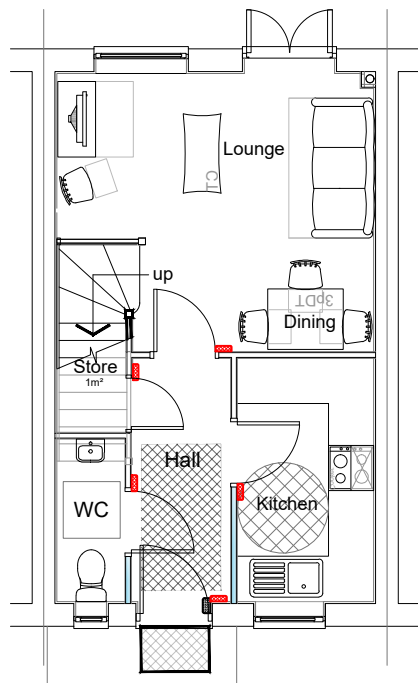
Party Wall



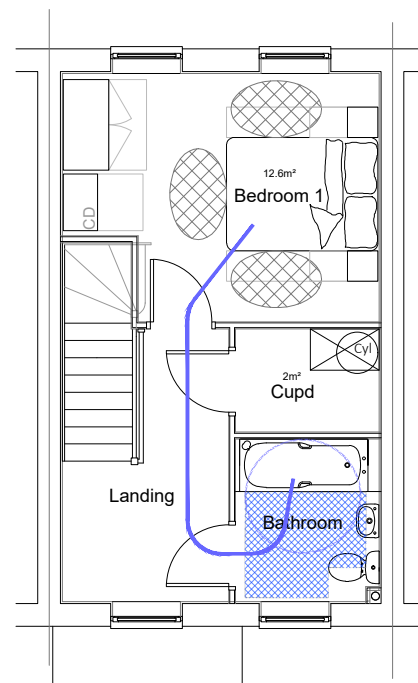
Rear Elevation



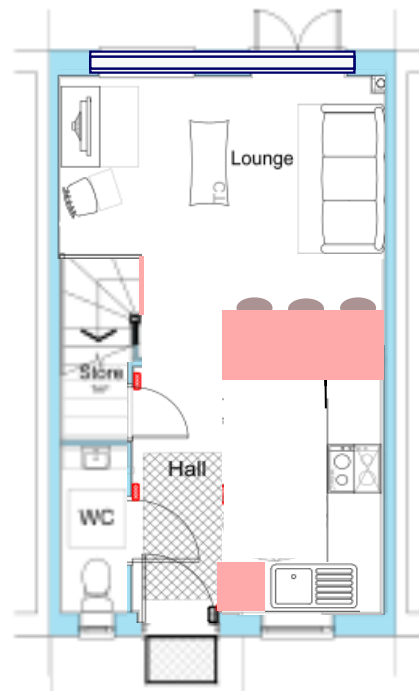
Side Elevation



Ground Floor Plan



First Floor Plan



Ground Floor Plan Proposed



Elevation Proposed



Project:-
Cedars Park,
Stowmarket, Suffolk.

Description:-
HALSTEAD
Proposed Floor Plans & Elevations



Bellway Homes Essex Bellway House,
1 Cunard Square
Chelmsford, Essex,
CM1 1AQ.

Tel: 01245 - 259989
Fax: 01245 - 259996

Scale:-
1-100 @ A3

Date:-
Aug 2020

Drg no:-
BW225_AH-19-01_Halstead_rev-00

www.jcndesign.co.uk - info@jcndesign.co.uk - 01376 572977

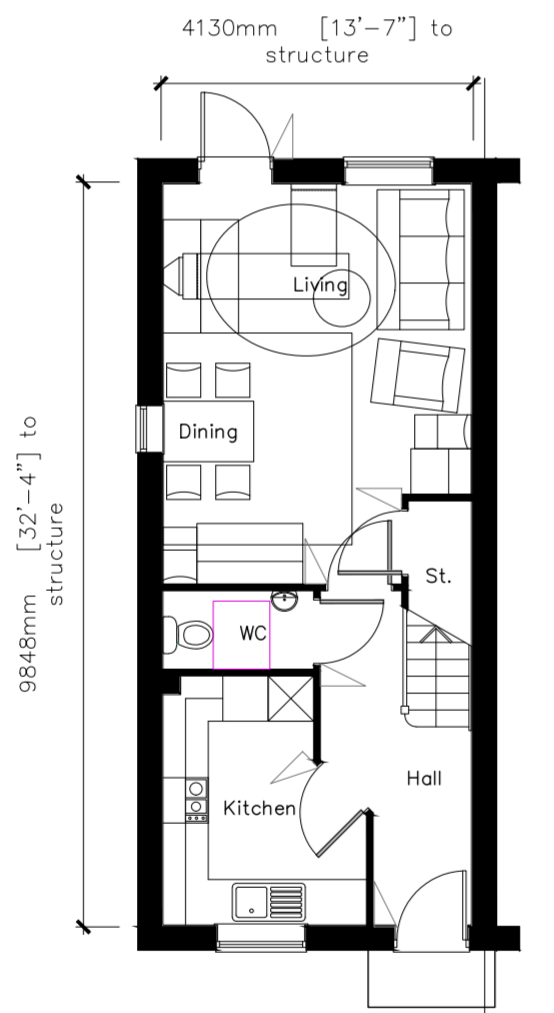


Do not scale other than for Local Authority Planning purposes.

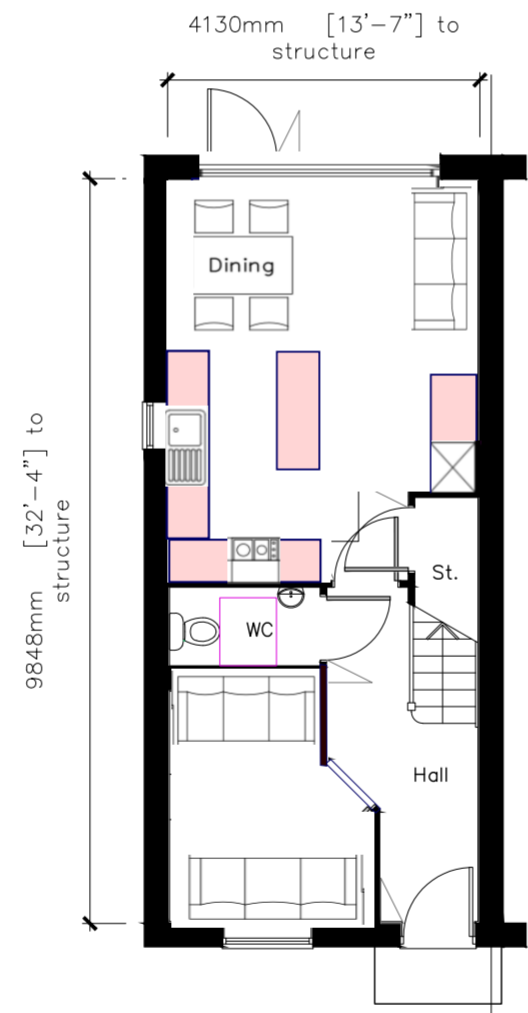
Copyright © 2018 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

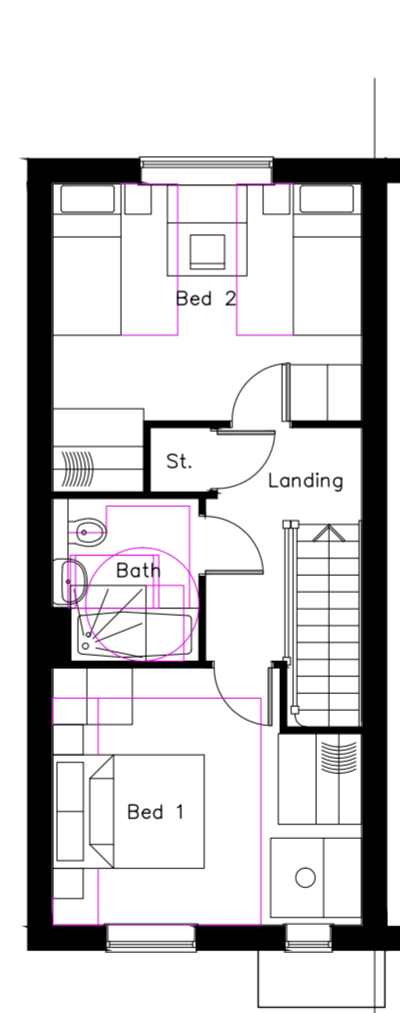
The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.



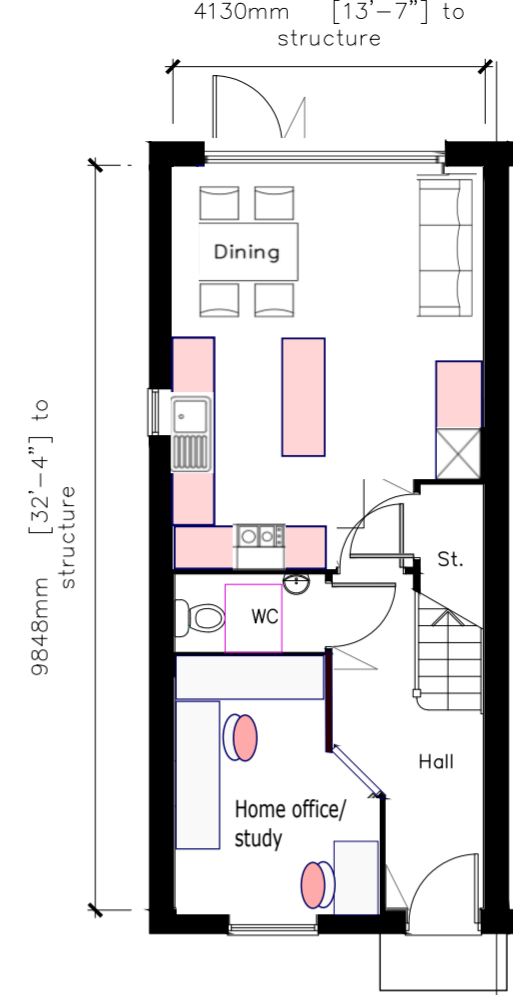
Ground Floor Plan



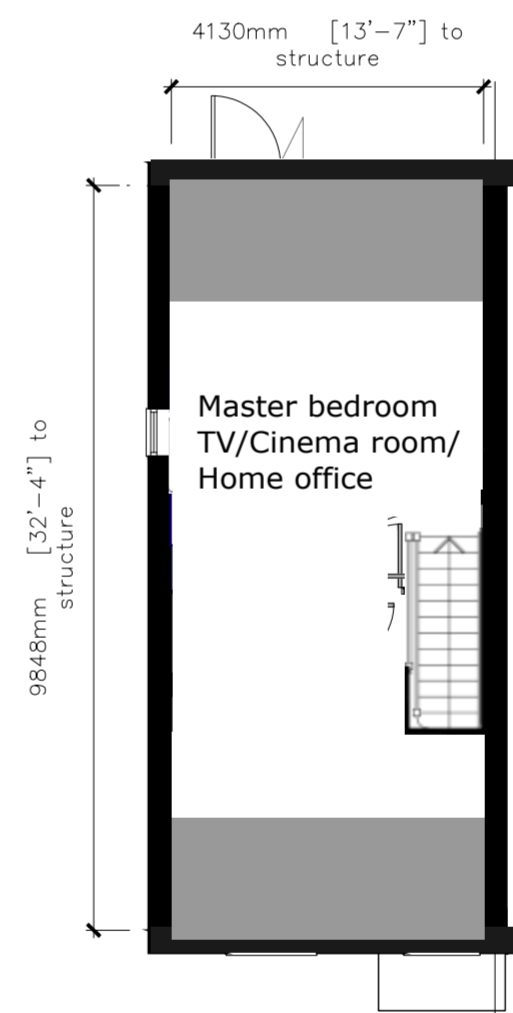
Ground Floor Plan Proposed



First Floor Plan



Ground Floor Plan Alternative Proposed



Attic Floor Plan Proposed



Do not scale other than for Local Authority Planning purposes.

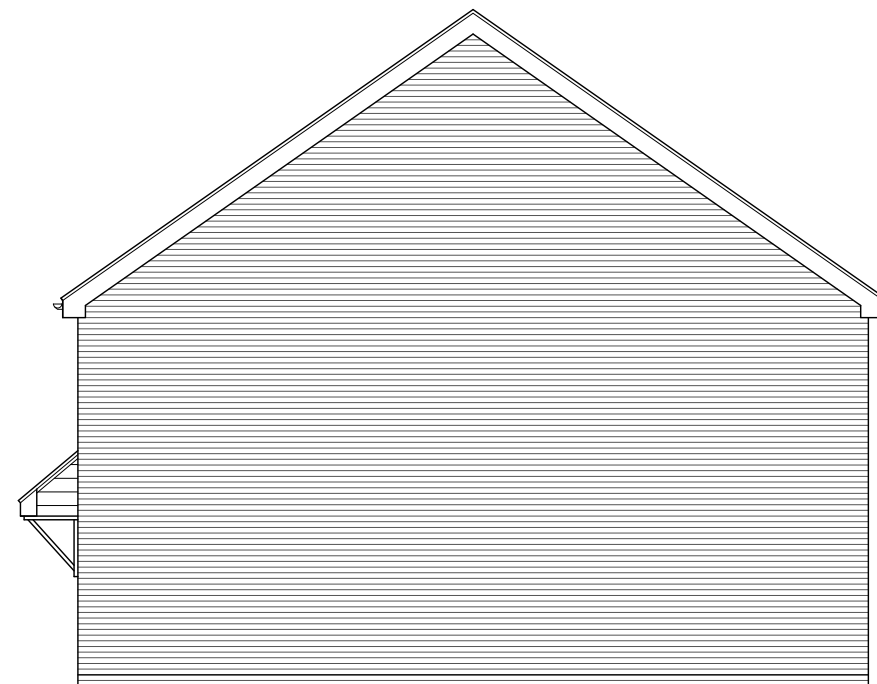
Copyright © 2018 Bellway Homes Limited. All rights reserved. Limited reproduction and distribution permitted for the sole purpose of the planning of this named development only.

The windows indicated to the side elevations are optional windows only. The default position will be that each of these windows is included unless referred to as omitted on the separate materials schedule or external finishes plan.

The location of the rainwater downpipes is illustrative only. The detailed engineering layout will illustrate the plot specific location of the downpipes, and this must be followed.



Front Elevation



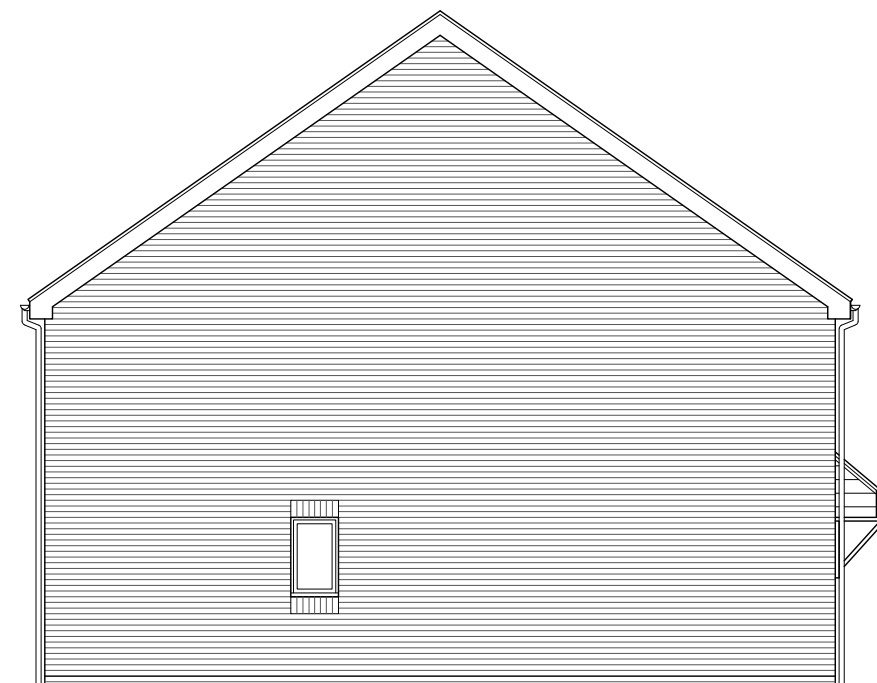
Side Elevation



Rear Elevation



Proposed Rear elevation



Side Elevation

10m
8m
6m
4m
2m

2m 4m 6m 8m 10m



THE ARTISAN COLLECTION

THE BAKER

B 15.09.21- Plots renumbered.
A 01.07.21- Plots 52 & 54 removed.
revdate by details

Plots 7, 8, 9, 10, 55 & 56. Apr 2021 CREATED
1:100 © A3 SCALING

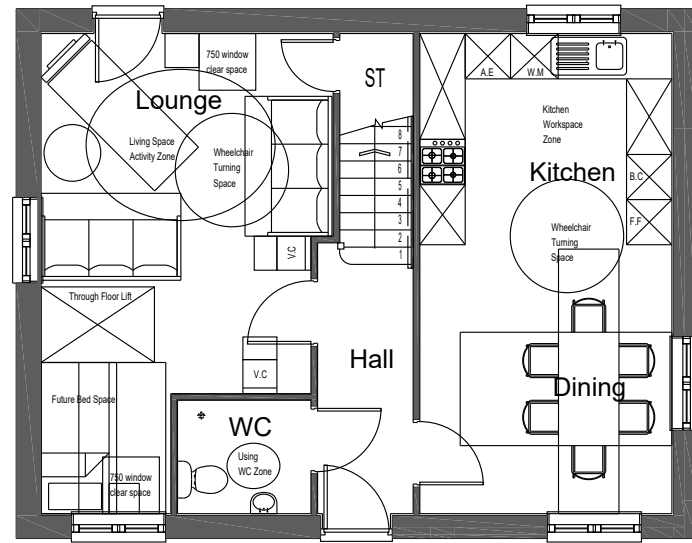
REFERENCE BA-2B-2S-E1-454 B REVISION

Notes:
The contractor must verify all dimensions on site before commencing any work on shop drawings, do not scale from this drawing
McBains Ltd copyright

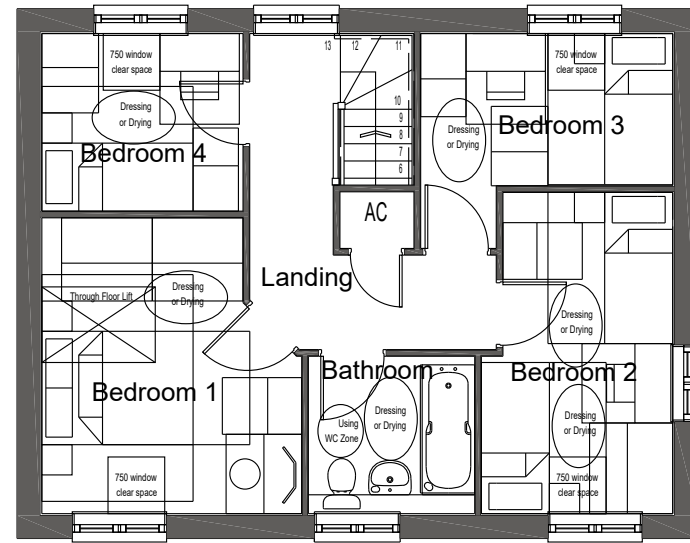
BIM Transmittal Disclaimer
McBains Ltd makes no express or implied warranties with respect to the character, function, or capabilities of the data (inclusive of 3rd party data incorporated within), or the suitability of the data for any particular purpose beyond those originally intended by McBains Ltd. Please refer to our standard terms and conditions for further details.

NOTE:
ALL BATHROOMS & ENSUITE WINDOWS TO HAVE OBSCURED GLASS.

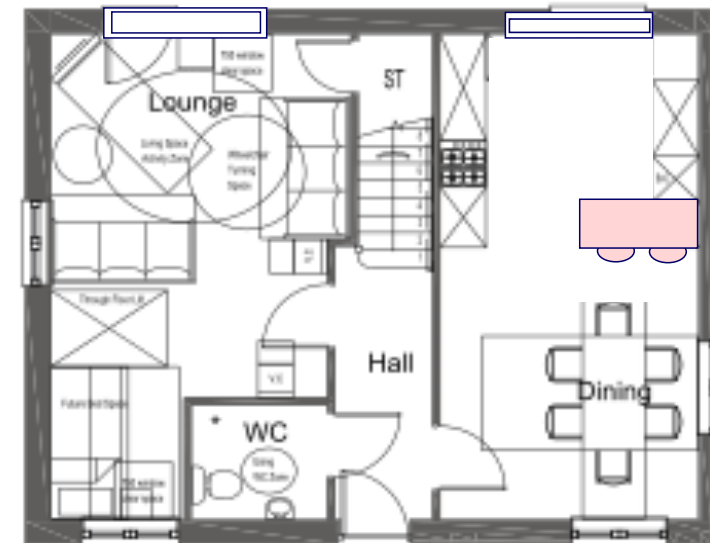
REFER TO EXTERNAL MATERIALS PLAN FOR SPECIFIC MATERIALS, WINDOWS COLOURS AND DOOR COLOURS



GROUND FLOOR PLAN



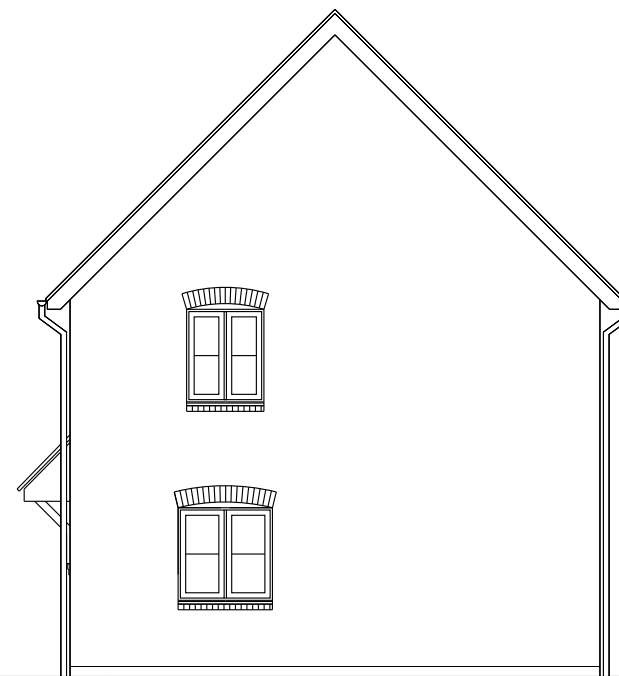
FIRST FLOOR PLAN



GROUND FLOOR PLAN Proposed



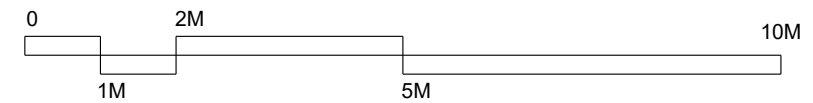
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



P2 Issued for comment 09-02-2018

Revision	Amendment	Date
TS	EC	POR
Drawn by	Reviewed by	Approved by
59792	Dec 2017	1:100 @ A3
MCB Number	Date created	Scale @ A3

McBains
McBains Ltd
5th Fl, 26 Finsbury Square London EC2A 1DS
+44 (0)20 7786 7900
mcbains.co.uk

Client
Bellway

Project

FARRIER'S WAY
WARBOYS

Drawing Title
HOUSETYPE PLANS & ELEVATIONS
AF4 House
PLOT 62 as shown

ARCHITECTURE

Project Idn	Originator	Zone	Level	Type	Discipline	Number	Suitability	Revision
FARR1	MCB	ZZ	ZZ	DR	A	0140	D5	P2