

Kennett Community Land Trust

These minutes cover two formal meetings held over a short period which included related matters and have been combined for clarity and continuity.

Trustee Board Meeting – Minutes – 21.02.19

Location: 22 Station Road, Kennett

Present:

Robin Swanson (RS)
Frank Danks (FD)
Darren Watson (DW)
Tim Foddy (TF)
Lynne McCallum (LMC)
Geoff Grieves (GG)
Peter Johnson (PJ)

Apologies:

Paul Swanson (PS)
Phil Baxter (PB)
Sheila Taylor (ST)

This single item agenda meeting has been initiated due to recent events concerning the ECDC Emerging Local Plan. "To clarify the position with the ECDC 2017 Emerging Local Plan and to take a Board position on KGV development which is due to go to outline planning at the end of March"

The meeting was opened at 1900 by the chair (RS) who welcomed all present and thanked everyone for their attendance.

The Chair (RS) advised that he had heard from a Trustee that due to pressures of work he was unable to continue in his role with the Trust and had submitted his resignation as a Trustee.

The Chair (RS) also advised that one of the Co-optees had elected not to seek election as a full Trustee but would remain available as a Co-optee as required.

The situation with the ECDC Emerging Local Plan was clarified utilising the latest information received from ECDC. The major area of concern was the potential effect on the Trust's requirements on which ongoing support for the development depends. The Emerging Local

Plan had identified a development boundary which included the development site of 40 hectares and prevented further potential development to the west, land which had initially been offered by the landowner for development. The new situation is that the envisaged security of the development boundary no longer applies and future expansion to the west could occur.

This initiated a lengthy and robust discussion. In anticipation of an update meeting coming up with ECDC on 25 Feb, the Board indicated unanimously that it should:

“Withhold support of the Kennett CLT for the Dane Hill Farm development until such time as we had:

- Canvassed every member and have a confirmed majority decision to move forward.
- Received an acceptable CLT housing mix from PGH/ECDC.
- Agreed a Legal Charter which remains an outstanding red line item.”

It was agreed to advise ECDC of this new situation.

It was also agreed to advise the membership of the emerging situation.

There being no further business, the meeting was adjourned at 2030.

1.03.19

A full Board meeting was re-convened to review agenda items discussed on 21 Feb 19 following the update by ECDC.

Present:

Robin Swanson (RS)

Frank Danks (FD)

Darren Watson (DW)

Tim Fody (TF)

Lynne McCallum (LMc)

Phil Baxter (PB)

ECDC had now advised that a review of the housing mix had resulted in an allocation which is favourable to the CLT's requirements and also had flexibility to adjust numbers upwards or downwards dependant on identified local need which will be established by the Trust.

The Trust has now gained agreement from ECDC to provide legal protection of the Trust's interests by the initiation of a Memorandum of Understanding which will form the basis of a full legal agreement to be finalised at the Reserved Matters stage when the final detail of the necessary elements is established. The Trust's recently appointed legal advisor will be involved at all stages to ensure that the Trust's interests are included and protected.

In terms of any potential future development to the west of KGV, developers would have to compete in the Housing Market in competition with a quality low density development which would have the considerable advantages of superior design both in terms of housing and amenities, superior build quality, highly competitive cost and the added provision of subsidised housing. Although this was considered a sufficient deterrent in itself, the Board will consider other options to prevent additional development including taking the whole site under CLT control.

It was then decided by a majority vote that Trust would continue to support the Outline Planning Application for Kennett Garden Village and that the membership should be advised of the current situation by means of a formal update which would also emphasise the advice to make contact with the Board if further clarification or reassurance was necessary on an individual basis. The Board committed to react to concerns raised by the membership and respond accordingly.

There being no further business the meeting was adjourned at 2105.

Frank Danks – KCLT Secretary.