

Trustee Board Meeting – 02.05.17 - Minutes

Present:

Robin Swanson	(RS) - Chair
Frank Danks	(FD) - Secretary
Darren Watson	(DW)
Cheryl Jowett	(CJ)
Tim Foddy	(TF)
Paul Swanson	(PS)
Lynne McCallum	(LMc)
Hugo Runciman	(HR)

The chair (RS) opened the meeting at 1934 and welcomed all present and thanked them for their attendance. The previous meeting of the Board had been on 16.03.17.

1. The minutes of the previous Board meeting were reviewed and accepted as a true record with no issues. They were signed as a true record.
2. Following the previous meeting on 16.03.17 the Secretary has written to the Parish council requesting that the Parish Council consider several areas of concern under the title “Parish Issues concerning the Kennett Garden Village Development” and which the KCLT Trustee Board believe fall more properly within Parish business than KCLT business. This covered the lack of an A11/A14 link road, the Bell Inn Junction, funding a transport usage survey and trying to reduce further development in the village.
No formal reply has yet been received from the Parish Council but the chair (RS) updated the board on the Parish Council’s response. The Parish Council chair has written to ECDC to raise again the issue of the A11/A14 link road and the Bell Inn Junction. To date no formal response has been received but anecdotally, ECDC have advised that they wish to discuss the issue verbally prior to a formal response.

3. The Trust's application for funding to the National Community Land Trust Network, detail of which is available in the minutes of 16.03.17, has been successfully approved and the sum of £4000.00 has been awarded. There are however several caveats to the award and there has to be a degree of caution in the deployment of the funds to ensure that utilization conforms to the parameters identified below.

- Legal and Governance
- Financials and Business Planning
- Community Engagement and Membership
- Procurement and Technical

These funds will provide a positive aid to the Trust's position in its dealings with the current development proposals.

This has also highlighted the requirement for an additional Trustee Officer to serve in the role of Treasurer. Following a request by the chair (RS) for a volunteer to fill this position, (HR) offered his services to carry out the role and committed to set up a bank account with a favorable financial institution.

It was decided to follow a similar banking protocol as the Parish Council and to carry out financial business using electronic banking.

Action - HR

4. (FD) advised that on Thursday 27.04.17 he had received communication from the Head of Development at Palace Green Homes requesting postponement of the Negotiation meeting planned for the following day. This was the second consecutive postponement by Palace Green Homes, the previous meeting being scheduled for 30.03.17. A copy of the communication is attached as an appendix to these minutes.

The reason given for the postponement on the 28.04.17 was apparently due to the lack of a definitive response from Cambridge County Council Highways to Palace Green Homes' proposals for changes to road infrastructure in Kennett.

Palace Green Homes state that, Cambridgeshire County Council has provided only a short critique of what they have proposed, there is little detail, and they have not told them what would be acceptable in their view. As a consequence they are urgently seeking a further meeting with senior officers to try to get a better understanding of the County Council's position and that Palace Green Homes also need to know what CCC Highways think about the latest ideas for the Bell Inn crossroads.

The board concluded that attendance by representation from KCLT in an observation role at the proposed meeting with CCC Highways senior officers would be beneficial. The chair (RS) will contact both EDC and Palace Green Homes to request attendance.

Action – RS

5. Concern was expressed that negotiations were in danger of stalling and that the impression was that PGH were not committed to the negotiation process. To date there has been some good progress from the developer on the issues identified in the Trust Membership's Resolution but more needs to be done which remains a major concern and remedial action is urgently requested. A negotiation meeting with PGH is both requested and anticipated before the end of May. The chair (RS) committed to contact both ECDC and PGH highlighting the board's concerns over the lack of further progress and to emphasize the Trust's current neutral stance on the proposed development at Dane Hill Farm.

Action - RS

The next Trustee Board meeting is planned for early to mid-June when it is hoped that there will be positive feedback to report on the negotiation process. The Trust's ongoing strategy will be subject to review at that time based on further progress and information received from the developer.

It was decided to update the membership on the current status by "e" mail in the same format as the previous update communication on 23.03.17.

Action - RS

AOB

(LMc) requested clarification on Trustee interests – documentation records were updated post meeting.

There being no further business, the meeting was closed at 2055.

Frank Danks - KCLT Secretary.

Appendix 1:

With regret I am writing to ask that we postpone tomorrow's meeting with the CLT sub group.

I do apologise for the short notice. As you know we have been waiting for some time to get a reaction from Cambridgeshire County Highways to the highway proposals that we shared with you at our last meeting, specifically the principle of creating a new access road through the development to take traffic away from the centre of the village, together with the subsequent downgrading (and possibly severing) of Station Road.

We finally got a meeting with Cambridgeshire County Council highways team on 29th March to outline the rationale for our approach and we were able to explain that it has been designed as a reaction to the community's strong desire to take through traffic away from the existing village. We have been waiting for a formal response since then. Finally we received, only today, a holding response from the County, which is not particularly helpful. It seems clear from the response that we have received, that despite our efforts, the County still do not seem to understand or recognise that there is an existing traffic problem at Kennett to be addressed, as they are questioning the necessity of our 'radical' solution.

So far, Cambridgeshire County Council has provided only a short critique of what we have proposed, there is little detail, and they have not told us what would be acceptable in their view. As a consequence we are urgently seeking a further meeting with senior officers to try to get a better understanding of the County Council's position. We also need to know what they think about our latest ideas for the Bell Inn crossroads.

It's my view that officers at Cambridgeshire County Highways are not fully aware of local concerns about traffic, despite our efforts to convey these to them, and they do not seem to understand the wider benefit that could come to existing residents of Kennett from our proposed highway strategy.

In light of this, I have reviewed the proposed agenda for our meeting with the CLT sub group and concluded that because this issue is so fundamental to all of the items that were proposed for discussion (masterplan / infrastructure phasing / number of houses etc.) it's not really worth us getting together before we have met with CCC again. Without clarity on the County's position on the road, we are unlikely to be able to make any significant progress with the sub group.

I expect that, like me, you will no doubt be disappointed / frustrated / cross about this turn of events but I trust that you will appreciate that the design team is working hard to try to get a highway solution that works in the best interests of all. We are just as keen as you to get some certainty about highways so that we can all move on to address the other issues that are also important to the development and the local community.

I will of course revert to you again as soon as we have a better idea of CCC concerns, and what, if any, changes are likely to have to be made to the Masterplan. Once again, please convey my apologies to the rest of the group and the other CLT Trustees.

Yours sincerely

Phil Rose MRICS