

**General Meeting – 28.9.16 Minutes**

**Minutes**

There were a total of 34 members present, 4 new members having joined at the door, the ECDC Development Manager Emma Grimma and Debbie Wildridge from PGH / CLT East.

Apologies for absence were received from Sherine Awadallah, Barbara Vallance and Jeanne Wallington.

The meeting was opened at 1930 by the chair Robin Swanson who thanked all present for attending and reviewed the agenda. He also welcomed the ECDC Development Manager Emma Grimma to the meeting.

He then presented the background to the formation of the Kennett Community Land Trust and what has been done thus far.

He then introduced the ECDC Development Manager and invited her to update the meeting on the proposed developments within Kennett parish.

The ECDC Development Manager explained the reasons behind the need for a change to the current Strategic Plan, particularly the lack of housing supply within the District, and the implications of the impact on Kennett Parish.

The proposal for a major development on Dane Hill Farm was explained and concerns from the membership answered from an ECDC position. There was a varied range of reaction to this explanation which is probably best described as skeptical. She also stated that full ECDC approval for this proposed development had not yet happened and was planned for a meeting on 20.10.16.

There was particular concern regarding the increased use of Station Road (B1085) by local traffic which would exacerbate the already heavy usage of the road as a rat run between the A11 and A14 (north-east and east-north). The detrimental impact on the village was considered at breaking point already and there did not appear to be any planned infrastructure to relieve that pressure prior to further development.

There was robust questioning and a challenge from the floor questioning the fact that JTP had been appointed as Master Planners to develop the planning for this proposal prior to formal approval.

She responded by stating that ECDC had not appointed JTP but it had in fact been Palace Green Holmes that had appointed JTP. She eventually conceded the point after further

robust challenging from the floor that PGH was a wholly owned subsidiary of ECDC who had provided funding.

She stated that the ECDC/PGH relationship was perfectly legal. The reception from the floor to this was one of incredulity.

She stated that the planning process would be initiated by PGH in conjunction with KCLT. When questioned about what would be the situation if KCLT did not back the application, she stated that it would probably be granted anyway. She also stated that the application would be treated in exactly the same way as any other. This produced a degree of disbelief from the floor.

Tim Foddy then presented an overview of the recent Residents Survey. He highlighted several results notably that 20% didn't want any more housing at all and that 48% only wanted small housing developments.

Frank Danks presented an overview of the KCLT ambitions. This was based on the brainstorming lists produced at earlier Trustee Board meetings.

Robin Swanson consulted the meeting about how to communicate with the members. It was agreed that using Bcc on e-mail was considered acceptable despite the risk that it may go to junk mail. This will be considered further to ensure the best means of communication is adopted for the membership.

Robin Swanson also briefed everybody about the Community Planning Weekend (CPW) on 4/5 Nov and encouraged maximum attendance. There will be feedback to the village by JTP on Tuesday 8 Nov in the evening.

The membership present were requested to ratify and confirm acceptance of the shadow Trustee Board members as full trustees of the Kennett Community Land Trust. This proposal was carried unanimously. Current Trustees confirmed are: Robin Swanson, Frank Danks, Tim Foddy, Cheryl Jowett, Lynne McCallum, Paul Swanson, Darren Watson, Sherine Awadallah.

The need for a member with financial skill and experience to join the Trustee Board was explained. Elizabeth Holmefjord volunteered to take on the role.

It was agreed that a further meeting to determine the Trust Membership's reaction to the Community Planning Weekend and the resultant proposals about the Dane Hill Road site would be convened after the CPW event in early November. It will be at this meeting that Kennett Community Land Trust's support or rejection to the proposal would be formally established.

There being no further business, the meeting was closed at 2100.

Frank Danks – Secretary KCLT