

<b>Kennett Community Land Trust</b>
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## **Trustee Board Meeting – Minutes – 31.10.18**

**Location:** 22 Station Road, Kennett

### **Present:**

Robin Swanson	(RS)
Frank Danks	(FD)
Paul Swanson	(PS)
Darren Watson	(DW)
Tim Fody	(TF)
Lynne McCallum	(LMc)
Peter Johnson	(PJ)
Geoffrey Grieves	(GG)
Philip Baxter	(PB)

### **Apologies:**

Hugo Runciman	(HR)
Sheila Taylor	(ST)

The meeting was opened at 1902 by the chair (RS) who welcomed all present and thanked everyone for their attendance.

The minutes of the previous Trustee Board meeting on 13.12.18 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 accordingly.

The Secretary (FD) provided an update to the Trustees on the response from Palace Green Homes following KCLT objections to proposed Master Plan changes which had been proposed by PGH unilaterally without consultation with the Trust. These changes had been initiated due to a need to accommodate modification to the area around the Howe Hill tumulus. A proposal to increase the housing density within Pippin Green where the Trust's

housing stock will be located was subsequently rescinded and a proposal to make changes to the vehicular access to the Village Centre modified as follows:

***“The secondary street located from Station Road and running to the west between Pippin Green and the Village Green, which provides an east/west vehicular route through the square to the School, will be used as a construction route only until alternative vehicle access can be provided. Once this access is provided the connection will be severed and the Village Square fully pedestrianised.”***

A further proposal to ensure a 30mph limit at the southern end of the perimeter road which would involve modification to the footway and cycle paths and an additional vehicular access to Pippin Green was discussed and deemed to be acceptable.

The Board has identified a need to have legal expertise available to provide input as the Trust moves towards deeper involvement in the development. A legal professional with extensive experience with CLT's has been identified and a CV circulated to the Trustees prior to the meeting. The lawyer's suitability was discussed at length and it was decided to enter into an agreement to utilise the lawyer as an out-sourced consultant subject to satisfactory references.

**Action: RS**

(PB) raised the subject of whether the Trust Board could take some action to bring the village people together to create more of a village atmosphere. This stimulated wide discussion. It was stated that the Trustee Board's primary responsibility was to the members and could not act for or represent the wider community. The parish, essentially a thread settlement along one side of the B1065, suffers currently from the lack of a focal point where the community are able to interact with each other. Individuals have to want to create such an environment and modern life is drifting away from that position. It is thought that the creation of the village centre and the associated amenities provided by the new development will go some way to establishing a modern community environment.

(L.Mc) provided a brief presentation on Self Build property. There is huge demand for suitable plots but ECDC charge for registration for plots. The local register is small in comparison with other districts in Cambridgeshire. The possibility of the Trust providing plots to self-builders was discussed and it was agreed that further research would be necessary before the Board could consider this. (L.Mc) committed to research further and report back.

**Action: L.Mc**

A meeting with ECDC had been planned for 24.01.19 but had been postponed to mid-February. It is proposed to request updates on the emerging local plan, the possible impact of the ECDC Housing Association proposal and the KGV housing mix.

The Annual General Meeting was proposed for Thursday 14<sup>th</sup> March in the village school. An agenda similar to the format followed last year was agreed. Notification to the membership

would be sent out before 28<sup>th</sup> February and a detailed agenda breakdown for agreement would be circulated to the Trustees by 7<sup>th</sup> March by e mail.

**Action: (RS) & (FD)**

The issue of stewardship of the landscaped areas of the development were discussed. There are various options and the consensus of the Board was that stewardship and management should be with the Trust as this land has value and management to an acceptable standard could be assured under the Trust's care. This subject would remain under review.

The subject of housing tenure and mix was discussed at length. Various points of view were expressed but until more information on the potential mix becomes available from both the developer and ECDC no position can be agreed or discussed. The subject would remain under review.

### **AOB**

(TF) provide information on the state of the River Kennett.

(L.Mc) distributed tickets to the Self Build Show to those interested.

There being no further business, the meeting was closed at 2022

Frank Danks – KCLT Secretary.