

Kennett Community Land Trust

Trustee Board Meeting – 19.01.17 - Minutes

Present:

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

The chair (RS) opened the meeting at 1930 and welcomed all present and thanked them for their attendance.

This was the third Trust meeting in January which reflects the current high level of activity so far this year. (RS) reviewed the activities and provided an update on the situation with JTP and a brief provisional programme that they had advised to date.

- 7th March – Development status update to CLT & PC
- 5/6th May – Development status update to the wider Kennett community

(SA) requested that JTP advise the status of the development planning application process.

The minutes of the previous Trustee Board Meeting having been circulated prior to the meeting, all present were requested to approve the minutes. There were no issues arising and the minutes were formally approved and signed as a true record by the Chair (RS) and the Secretary (FD).

The Secretary (FD) reminded the Board of his verbal advice of 5th Jan, following the JTP status review, on the receipt of correspondence from the development planners for the owner of Longstones Stud which requested engagement with the KCLT to explore a possible development on Longstones Stud.

The Secretary has contacted the development planners and advised that their request would be presented to the Trustees at the next Board meeting.

The Board discussed the correspondence and the implications of additional development in Kennett. This could potentially lead to up to 100 additional houses although CLT involvement could reduce this figure. It was felt that, given the existing proposal opposite the school, any additional housing could only exacerbate the problems identified thus far. It was agreed that the secretary should write to the development planners and advise them that should their proposal be included in the Local Plan, currently under review, then engagement with the CLT

would be possible. It was considered that, in these circumstances, engagement would allow the CLT a degree of influence over any development proposal. It was also noted that any benefits to the CLT and the community would be relatively minor in comparison to those likely from the major development currently being considered due to the scale of the Longstones proposal.

In the event that the proposal is not included in the Local Plan then any further contact and engagement would be pointless. (SA) asked whether we could consider the Longstones proposal as an alternative site to the development opposite the school and all agreed that this was not an either/or situation.

The Secretary committed to draft a response and circulate it to the Trustees for approval prior to delivery to the planners.

Action: (FD)

All agreed that the response to the Special General Meeting on 12th January, called to secure a mandate for negotiation with Palace Green Homes and ECDC, was positive and that support from the majority of the membership was confirmed. The Chair (RS) committed to contact ECDC, Palace Green Homes, FHDC and our local District Councilors and advise the Trust's position following the mandate. A draft letter would be circulated for further input, consideration and approval by the Board prior to final delivery.

Action: (RS)

The traffic issues at the Bell Inn were discussed and potential improvements developed by (TF) will be forwarded to JTP for information and consideration.

It is becoming more obvious that funding is going to be needed as we move into the negotiation stage of the PGH development. The Chair (RS) committed to contact Josh Schuman, one of our District Councilors, to seek guidance.

Action: (RS)

Negotiating Subcommittee.

It was discussed and agreed that a subcommittee be formed to interact with PGH and ECDC over the Trust's concerns about the development proposal opposite the village school and to negotiate to achieve results acceptable to the Kennett Community Land Trust membership. (DW) suggested that membership of the subcommittee be extended to include a member from the general membership. (HR) queried how a member with the necessary negotiating skills be identified.

The Chair invited those present to stand for leadership of the subcommittee. (FD) stated that he would like to be considered.

The Chair (RS) proposed that (FD) be voted for the position of leader of the subcommittee. (TF) seconded the proposition. The proposal was carried with a majority vote.

Three other Trustees volunteered to join the subcommittee. Two, (TF) and (HR) were chosen by a majority vote.

The three Trustees will now form the nucleus of the negotiating subcommittee, and should any others from the general membership show an interest, the committee may be expanded based on the negotiating skills identified.

The subcommittee will now establish a strategy based on collective input and circulate the information to the Board prior to starting negotiations.

AOB.

1. The Secretary (FD) reviewed the results of the voting at the special general meeting – 85 in favour, 5 against and 1 spoilt vote which had been received unsigned or dated. 47 members attended, 9 of whom did not vote. The response to the resolution represented 65% of the eligible membership.
2. (SA) advised the formation of a protest group within the village and requested that the CLT assist. When asked she revealed that the aim of the protest group was to attempt to stop the development opposite the school. (RS) observed that this is not what the petitions states. The other Trustees expressed the opinion that the CLT could not help or become involved with a protest group as this would weaken the Trust's position when negotiating with PGH and other involved parties. The fact that any protest activity would raise the profile of the issues associated with the development would probably not be detrimental to the Trust's current position.
3. (SA) revealed that she was unhappy with her position as a Trustee as she felt that the other Trustees did not share her views over the development opposite the school. She was unsure about whether she should continue in the role and decided to give the matter additional thought and advise her decision.
4. (RS) said that the inclusion of a Cottage Hospital complex within any new development may be worthy of consideration given the current state of the issues with health provision in the community.

There being no further business, the meeting was adjourned at 2118.

Frank Danks

KCLT Secretary.

