

Kennett Community Land Trust

Trustee Board Meeting – 16.03.17 - Minutes

Present:

Robin Swanson	(RS) - Chair
Frank Danks	(FD) - Secretary
Darren Watson	(DW)
Cheryl Jowett	(CJ)
Tim Foddy	(TF)
Paul Swanson	(PS)

Apologies:

Lynne McCallum	(LMc)
Hugo Runciman	(HR)

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

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. One new application for membership was discussed and approved unanimously. The secretary to advise the applicant.

Action: FD

3. One of the original Trustees had advised by “e” mail on 24.1.17 that she wished to resign her Trusteeship. As no formal letter of resignation has been received since, advice has been sought from CLT East to determine her Trustee status from a legal point of view. The Board was subsequently advised that no additional documentation is necessary as the “e” mail received by the Board is a clear statement of intention and can be accepted as such. It was decided that a replacement co-optee would not be sought at the present time. This will enable co-option in the future if and when it becomes necessary to strengthen the skill set within the board.

4. FD presented an overview of the initial negotiation meeting with PGH on the 17th February. The meeting venue, the Pavilion on the Kennett playing field, was discussed and approved by the board as suitable for negotiation meetings going forward. The expense of hire of the venue was approved, the funds to be sourced from CLT funds. The four outstanding issues, identified by the membership resolution, were clarified and the position of the CLT emphasized. PGH committed to consider the points raised and respond at the next meeting.
FD raised the need for funding provision as the Trust had little resource available. Both the PGH Representative and the District Councillor expressed surprise that no funding had been forthcoming as the sum of £5000 should have been made available on start-up of the Trust.
They both agreed to follow this up with CLT East to resolve the issue.
5. At the same meeting on 17 Feb, PGH advised that only 40 hectares of the total original land identified will be utilized for this development. The 2017 Local Plan will reflect this and the proposed development envelope will include the 40 hectares only.
There followed extensive discussion on the implications of this, particularly on the potential use of the remaining 56 hectares of the original 96 hectares site. There may be a future threat from development on this site, or any other site, but currently, if it continues to remain outside the development envelope, the 56 hectares will remain as “green” agricultural land. The land will fall into the same category as all other potential development sites which fall out with the development envelope after formal adoption of the 2017 Local Plan by ECDC.
6. Following the request for funding (item 4 above refers), a formal funding application has been provided by CLT East for completion and review by National Community Land Trust Network on 14th April 2017. The application is at an advanced stage and will be presented by CLT East who will track progress through the application process. The sum of £4000 has been requested to cover the following:
 - Legal and Governance
 - Financials and Business Planning
 - Community Engagement and Membership
 - Procurement and Technical

Once approved, these funds will provide a positive aid to the Trust’s position in its dealings with the current development proposals.

7. Community Hospital.

The possibility of the provision of infrastructure to enable the operation of a medical facility by others along similar lines to a Community/Cottage Hospital facility was discussed. This could possibly offer the location of a Doctor's Surgery as well as provision of facilities for recuperation to help alleviate the bed blocking situation within the NHS.

Some members considered that such a facility could be reassigned to a different role which would not be suitable for a rural village location. . Therefore RS was requested to have some informal discussions with ECDC Councilors to see what their view might be.

AOB:

It was decided to invite the Kennett Village School Head to the next board meeting which is planned for 4th April after the next negotiation meeting on the 30th March.

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

F.D