

## **Notes of NCLT Steering Group Meeting.**

**7pm Monday 14th September 2015. Council Chamber, Nailsworth Town Hall**

### **Present:**

**Steering Group** - Ian Crawley, Joyce Affleck, Jonathan Duckworth, Elizabeth Francis, Bill Affleck, Wendy Gerard, Heather Davis, Steve Robinson, Ian Potts, Robert Burford. Sue Levett, Mike Levett.

### **Items**

**1. Apologies** - Sally Millet, Steve Robinson, Robert Burford. Noted that Joyce Affleck had resigned from the Steering Group. She was thanked for her contributions. **Action: Chair to write.**

**2. Public Question Time.** Graham Gardiner of Quarry Cottage, 1 Fieldways (who had developed Fieldways) attended. There was the following Qs & As:

Q1. GG welcomed development of the garages for homes, but concerned that the flats, which may be taller than the houses, were proposed to be located on the higher part of the site. Wished to minimise any overlooking of his home below to the rear in the former quarry; and minimise noise, which he considered more likely from flats. Also considered there should be family homes, as Fieldways was a stable community and flats were more likely to have a higher turnover of tenants.

A1. The CLT proposal is in response to the Housing Needs Survey, which highlighted the need was for 1 and 2 bed homes. The question of whether the flats or houses were located on the higher ground would be reviewed with the architects.

Q2. Would the road be upgraded ?

A2. The road would stay as it is. The use of the road from these sites could be less than when all the garages were in use.

Q3. The closure needs to be re-opened.

A3. That is a matter for GCC, the Highway Authority.

Q4. How will parking on the road and the turning head at the road closure for the SDC refuse vehicle be restricted?

A4. The road is too narrow for on-street parking. GCC/SDC may decide yellow lines are appropriate. The development of 10 homes will have off-street parking to the SDC standard, i.e. 1.5 spaces per property, totalling 15. Additionally two of the houses will front Bunting Way on the south side of the closure and the occupants may well park on-street in that location.

Q5. Visibility on the bend out of Fieldways is already limited, yet I understand visitor parking spaces will be placed on the inside of the bend.

A5. This was raised at our SG on 7th September and we agreed to discuss with the architect moving the spaces further round the bend.

Q6. Not confident the architects, who are not local, understand the site and immediate area.

A7. Local architects were invited to bid for the work and were interviewed, the representatives of the SG with Aster Homes chose gcp architects because of their experience with small housing schemes and community consultation. They have visited the site on a number of occasions and met the SG.

Graham was thanked for his comments and told that detailed notes were taken and a copy would be passed to him By Mike. **Action: Mike.**

**3. Notes of the Meeting** held on 7th September, 2015 agreed, with an amendment to para 4(b) that the decision on non-voting places would be taken on 14th Sept.

**Action: Secretary**

**4. Matters Arising not on the Agenda.** Noted Ian P and Robert to meet to discuss financial model. Secretary to arrange meetings with two landowners.

**5. The first Nailsworth CLT AGM Monday 12th October.**

- a) Number of Directors.** Agreed that no fewer than 5 and no more than 12 best, but no figure decided as wish to see who comes forward from amongst the current SG and the CLT membership.
- b) Non-voting Co-optees.** Agreed to have two now - SDC Cllr and NTC Cllr., with the new Board deciding whether further co-optees were appropriate and whom.
- c) Process for Director nominations.** Agreed email to all members by 21st Sept with request for nominations with a statement of no more than 10 lines setting out the candidates suitability. **Action: Ian P.**
- d) Auditing.** Noted that as the finances were so small, a professional audit was not required, however, the formal appointment of two named individuals willing to review the accounts was good practice. **Action: All to consider possibles and notify Ian P.**
- e) AGM Agenda.** Agreed as circulated with a verbal report from the Chair at the AGM and a written financial report by Jonathan, to be circulated on 28th September. **Action: Jonathan.** PS: the nominations for Director will be listed in the agenda and the statements circulated with the agenda.
- f) Publicity.** Bill's proposed front page item for the October edition of Nailsworth News agreed. **Action: Bill.** Press release to be sent out 28 September. **Action: Jonathan.**
- g) Quorum.** Noted as being 10%, i.e. 18 members and if not achieved meeting to be reconvened a week later.

## 6. Taking Forward the Development

- a) Public Consultation.** Noted six week period 5th October to 16th November, with need for key meeting with Aster and gcp prior to CRTBO submission to SDC on or before 30th November.

Agreed following actions:

- \* Exhibition/drop-in at the Arkell Community Centre
- \* As above at Mortimer Rooms
- \* Window display on proposals with comment forms and box at the TIC and Lawnside Stores.
- \* Stall at the Farmer's Market on Saturday 24th October. Action: Jonathan.

- b) Notification to nearby residents.** Agreed letter to be hand delivered prior to 5th October. **Action: Secretary** to draft and deliver.

- c) Publicity.** Agreed Bill's proposed article with amendments as follows: removing reference to traditional; stating consultation material, including comment forms, would be at the Town Information Centre; that the website would have the proposals, comment forms and the details of the location, dates and times of consultation events; adding the following label to the plan, 'Outline Plan for Consultation'; and that the final sentence would read, 'This is a landmark venture for our town, providing new homes in response to the Housing Needs Survey. The Lawnside development is an important step forward for the CLT and Nailsworth'. **Action: Bill.**

- d) Meeting with Aster and gcp,** probably daytime Monday 21st Sept. in the Council Chamber. Noted attendees likely to be Elizabeth, Heather, Sue, Keith, Mike, Ian C and Ian P. **Action: Secretary** to confirm.

**7. Other Possible development Sites.** See item 3 above.

**8. Membership, Promotion/Publicity.** See items 4(f) and 5(b) above.

## 9. AOB

- a) Happy birthday to Sue, with her commitment to the SG noted through her attendance at the meeting on her birthday.

**10. Dates of Meetings.** 12 October (AGM); 9 November; 7 December. **Action: All to diary.**

Meeting closed 9pm.

Ian Crawley/Secretary/15th September 2015.

**Copies:** Aster Homes - Sarah and Karl; gcp Chartered Architects - Colin Powell; SDC - Andy Nash/Ricardo Rios