

## **DRAFT**

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

**7pm Monday 10th August 2015. Council Chamber, Nailsworth Town Hall**

#### **Present:**

**Steering Group** - Sally Millet, Ian Crawley, Joyce Affleck, Jonathan Duckworth (Chaired the meeting), Elizabeth Francis, Bill Affleck, Keith Angus, Wendy Gerard, Heather Davis, Steve Robinson, Ian Potts (arrived during item 5), Robert Burford.

#### **Items**

**1. Apologies** - Sue Levitt, Mike Levitt.

**2. Notes of the Meetings** held on 8th June (tabled) and 13th July 2015 (circulated with the agenda) agreed.

#### **3. Matters Arising not on the Agenda.**

- a) Website and Q&A to be updated be opened. **Action: Ian C and Jonathan.**
- b) Ground Investigations. Agreed that information to be sought on work involved company, dates and times for notification to nearby residents. **Action: Ian C.**
- c) NTC Minute on petition to seek re-opening of the Bunting Hill closure now on NTC website. Reproduced as annex to these notes below.

#### **5. Establishing the Nailsworth CLT**

**a) Legal Incorporation as a non-charitable Community Benefit Society.** Ian C reported that confirmation was awaited from the NCLTN of registration.

**b) NCLT Business Plan.** The Plan was adopted unanimously, on the basis of the following amendments being made:

- a) para. 3.2. addition of and/, to living or working in Nailsworth.
- b) para. 5.6.2. addition of sentence on the CLT Board, after the AGM, needing to seek bridging funding from NTC to cover expenses until the ground rent monies become available.
- c) para. 6.1. substitute 'times' for 'x'. **Action: Ian C.**
- d) Annex 5. Budget. make clear £1000 from CLT Start Up Fund not received, but £4000 received. **Action: Ian P.**

**Overall Actions: Ian P** to confirm BP adopted, providing a copy, to NCLTN to trigger payment of £1000 consultancy fee to Wiltshire CLT. **Jonathan:** to add BP to website.

**c) Setting Up a Bank Account with Lloyds Bank.** Ian C noted the availability of an on-line account for Treasurers of Charities, Societies and Clubs and the information required to open the account. Agreed that as at least three signatures were required and the information on registration, this would be left until after the AGM. **Action: Ian C.**

#### **5. Taking Forward the Development**

**a) Acquiring the Site.** Noted Heads of terms being prepared by Aster Homes in context of agreed structure of the deal.

**b) Public Consultation.** Noted draft report awaited from gcparchitects. **Action: Ian C.**

**c) Designing the scheme.** Noted scheme tabled at the 29th July meeting with SDC Planners had shown 4x2 bed homes in a terrace on the lower site designed as split level and 2x3 bed semi-detached and 2x1 bed flats on the upper site with 15 parking spaces. Ian P had emphasised SG's desire for only 2 and 1 bed accommodation and no on-street parking. gcp were therefore redrawing upper site for 6x1 bed flats with no outside private spaces, to accommodate off-street parking.

Noted actions set out on the agenda arising from the 29th July meeting and that since then, Keith had taken photographs of the site from the Shortwood side which showed the development would blend into the skyline; that Aster had provided an example of the sort of parking report required; and that confirmation was awaited from Aster as to the consultation programme possible on the CRTBO submission.

Agreed that the parking surveys would not commence until the Primary School restarted on 3rd Sept.; that the surveys would include weekday, evening, weekend and FGR matchday; would cover Lawnside from Bunting Hill to Bunting Way, as well as Fieldways and the lower end of Bunting Hill; and include parking on the footway and the road.  
Action: Ian C.

**d) Consultation on the CRTBO submission.** Noted SDC has confirmed 30th Nov. deadline for submission to SDC after 6 week consultation on draft CRTBO submission, in order to achieve a August 2016 referendum.; and that if deadline not achieved next referendum date is February 2017 !

Agreed to aim for 6 week formal consultation commencing in early October, subject to gcp being able to provide draft docs for SG to agree in September at meetings on 7th and 14th September. **Action: Ian C** to contact Aster.

Noted publicity via statutory notices in press, NCLT website, TIC window display, Clocktower banner, NN and drop-in sessions in ACC (with gcp) and Mortimer Rooms, Old Market (with SG members) .

#### **6. Other Possible development Sites.**

**a) At top of Bunting Hill.** Agreed no further action at present due to lack of financial viability with probably no more than five homes, high infrastructure costs, Guinness Trust ransom strip price and potential land cost. Action: Ian C to notify Aster Homes.

**b) Off south side of Old Bristol Road.** Owners details to be sought in order to explore whether site could be available for CLT development and on what basis.

**Action: Ian C.**

**c) West of the FGR Stadium.** Stephen noted that the owner was interested in a meeting with representatives of the SG. Action: Stephen to arrange.

#### **7. Membership, Promotion/Publicity.** Agreed to:

a) Agreed an update article for September edition of Nailsworth News covering the consultation undertaken, feedback on issues raised, the planned CRTBO consultation in Oct/Nov. and the referendum timetable. **Action: Ian C/Jonathan.**

b) Agreed an article promoting the AGM, CLT membership and the Board opportunities for the October edition of the Nailsworth News. **Action: Joyce Affleck.**

#### **8. AOB**

**a) Allocations.** SG members wished to meet one of the concerns left at the consultation meetings as to how the CLT homes would be allocated, by providing information on SDC's process for people registering and the criteria against which applications were measured. Agreed that information would be sought from SDC as to those numbers in Gold, Silver and Bronze categories eligible now; what additional information might be placed on the NCLT website; providing a link to the relevant SDC webpages from the NCLT website; and seeking the attendance of Pippa Stroud at one of the CLT Board meetings in the spring on the system and how it works in the context of a specific allocations policy for the Nailsworth CLT's homes. **Action: Ian C.**

**b) National Position.** Ian C noted the NCLTN published Post election manifesto promoting new CLTs. Two copies were tabled and circulated for information.

**9. Dates of Meetings.** 7th September(apols. Sally); 14 September(apols. Sally, Jonathan); 12 October (AGM); 9 November; 7 December. **Action: All to diary.**

Meeting closed 9pm.

Ian Crawley/Secretary/11th August 2015.

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

**Annex .**

NAILSWORTH TOWN COUNCIL ENVIRONMENT COMMITTEE

Excerpt from the Minutes of a meeting held on 7 July 2015

REQUEST FOR REMOVAL OF ROAD BARRIER BETWEEN LAWNSIDE & BUNTING HILL

Members discussed a letter from Mr M Levett enclosing a petition from residents of the Lawnside area for the removal of the road barrier between Lawnside and Bunting Hill. Cllr Duckworth confirmed that Nailsworth CLT had taken no position on this matter. Councillors were mindful that the barrier had been installed several years ago, following a request by local residents, to deal with problems caused by speeding drivers. However it was acknowledged that the barriers could potentially cause inconvenience to road users during the construction of the proposed CLT properties on the old garage site in Lawnside.

After further discussion, the Clerk was asked to respond to Mr Levett indicating that whilst the Council had found the petition informative, members felt that the responses did not encompass the whole of the local population which could be affected by the removal of the barrier, and explaining that members felt it would be premature for the Council to take any action at this time, given the possible need for some temporary adaptation of the barrier during the construction of the CLT properties.

Ends