

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

**7pm Monday 7th 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, Keith Angus.
- 2. Notes of the Meeting** held on 10th August, 2015 agreed.
- 3. Matters Arising not on the Agenda.**

#### **4. Establishing the Nailsworth CLT**

**a) Legal Incorporation as a non-charitable Community Benefit Society.** Secretary confirmed position as follows: registered as from 18th August, no 7192 with the Financial Conduct Authority as a non-charitable Community Benefit Society. Annual return (AR 30) and accounts required every year, within seven months of the end of the Society's financial year. The first annual return should cover the period from 18 August 2015 to 31 March 2016.

**b) AGM Monday 12th October.** Ian P invited SG members to stand for election as Directors in the context that as with other CLTs, there is an option for non-voting places to be reserved for an SDC Nailsworth Ward Cllr and a Nailsworth Town Cllr. This will be decided on 14th Sept. **Action: All** to consider.

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

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

**b) Public Consultation. Action:** Secretary to circulate draft report from gcp architects for comment.

##### **c) Current Proposal for 10 homes (plans and elevations previously circulated)**

Discussion of potential issues from around the site particularly, adjacent eave heights, boundary treatments, loss of tree on rise of Bunting Hill, visitor parking space locations in respect of road safety and extent of footways to be constructed.

Plus within the homes the outward door opening of a number of toilets and bathrooms, probably for ease of disability access (?); and the staircases and bathrooms against each other rather than separated in the houses.

##### **Agreed as follows:**

- \* 10 homes as laid out.
- \* mix of 4 x 2 beds in a terrace; 2 x 1 beds in a block; 4 x 1 beds in a block.
- \* 15 off-street parking spaces to meet SDC standard off 1.5 per home.
- \* Bottom end of site running alongside footpath to be included in scheme drawings with retention/possible upgrade of fence dividing footpath from Fieldway road surface and with continuous footpath east/west through the development site.

**Action: Secretary** to pass to gcp.

**d) Consultation on the CRTBO submission.** Discussion highlighted need for plans and elevations to show relationship with adjacent/nearby properties in each direction; and possible art drawings illustrating how the homes could/would look, subject to clarity with the SG about external finishes. **Action: Secretary** to raise with gcp.

**e) Financial Model.** Discussion around cost of construction in context of normal Aster specification; scope for a higher specification; and the ground rent deal for the CLT. **Action: Ian P and Robert** to meet.

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

**a) At top of Bunting Hill.** Agreed need to notify landowner that SG no longer wished to proceed with acquisition due to high cost of development and of the ransom strip.  
**Action: Steve** to talk to landowner.

**7. Membership, Promotion/Publicity.**

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

**8. AOB**

**a) Common parts of the site.** Noted need for future discussion on the management of the common parts, both internal and external. **Action: Secretary** to programme.

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

Meeting closed 9pm.

Ian Crawley/Secretary/11th September 2015.

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