

Minutes of the meeting of the Colerne CLT Board of Trustees on Tuesday 28th November 2023		
Present: Robert Weston – Chair (RW); Jane Mellett – Secretary (JM); Hilary Holman – Treasurer (HH); Anne Nicholas (AN); Peter Mellett (PM); Clive Spencer (CS); Paddy Harman (PH); Brain Burchfield (BB).		
1	Apologies Ally Minch.	Action
2	Minutes of the previous meeting held 26th September 2023 Accepted as a true record: proposed by Anne, seconded by Jane.	
3	Matters arising (not on the agenda for tonight's meeting) None	
4	<p>Chairman's report</p> <p>(a) Funding from MoD</p> <p>Robert reported that, despite the initial enthusiasm by the Commanding Officer and his Second-in-command, he subsequently received a rather disappointing email reporting that the proposal put to the recent Colerne Station Financial Meeting did not result in the offer of any financial assistance. Each funding stream has a charter but funds are already committed for "charities" such as the CLT. Funding streams have also recently been required to rein in spending. It was suggested that the CO is "... open to the idea of presenting the opportunity for service personnel to be physically involved ... on a voluntary basis". Robert will pursue this latter point, if only to act as a point of entry to continue seeking (by attrition) some funding from this source.</p> <p>However, we do need funding to pursue pre-apps. Brian suggested that we <u>make a specific application to the PC for funding to 'move up a gear' and submit pre-apps.</u></p> <p>(b) Afternoon at Colerne Primary School</p> <p>Jane and Robert made a presentation to a group of 10/11 year-olds with the Head in attendance. The discussion quickly gathered pace and the children developed and explored some impressive ideas about "What makes a safe and sustainable home?" The Head was pleased with our involvement / contribution.</p> <p>(c) Other</p> <p>Robert will <u>pursue</u> current County-level initiatives around low-carbon building.</p>	<p>RW</p> <p>JM</p> <p>RW</p>
5	Financial report Hilary reported that we have £301 in the bank. CLT National Network is currently offering free <u>courses about funding</u> , which we should explore.	JM
6	<p>Housing Needs Survey – what next?</p> <p>Anne has combined hard copy and online responses onto an Excel spreadsheet; Pete has added this data to the original questions and turned these into pie charts. He noted that our analysis has been quantitative but that each of the 54 responses represents a mini case study; we should also <u>attempt to carry out a qualitative analysis</u>. Hilary noted that the respondents who are seeking market housing are not interested in affordable housing and should therefore be knocked out of any analysis because they skew the data.</p> <p>Reporting from the recent CLT Network AGM, Jane noted that the Housing Fund has been cut off but that the new NPPF has been strengthened with respect to rural exception, this feeding through into the WC Plan. We need to <u>explore the implications</u> of these changes in the terrain.</p> <p>It was agreed that: <u>Pete will prepare a report</u> for the PC (which underwrote the cost of the HNS); <u>Jane will pursue funding</u> for the next step, consisting of pre-apps for our three identified sites in the Parish (the Biddestone initiative is not in Colerne Parish but must be pursued).</p>	<p>PM</p> <p>JM</p> <p>PM</p> <p>JM</p>
7	<p>Land Possibilities – next moves</p> <p>We have identified three landowners / sites within the Parish: Ragged Robin (Bath Road Green Belt); Mr Gregory (Totts Lane); Mr Pane (<i>via</i> Carter Jonas). We need to use the HNS to decide how many of what sort of housing to fit onto each site – and to develop some illustrative plans and elevations. It is significant that, without viable land and a plan, we cannot approach banks or housing associations and cannot issue shares.</p> <p>Brian has had further contact with the landowners at Biddestone who are keen on a project that contains an altruistic strand (support for the CLT) and a financial strand (market housing for their personal use).</p>	

	<p>We also need to find out what level of detail is required for a pre-app – Anne's experience with the village hall (around five years ago) is that requests to WC for informal 'Go / No-go' advice were met with a requirement for a full application supported by plans and sections. Jane noted that Neighbourhood Plan pre-app requirements are not so rigid and <u>should be explored through the PC</u>; she also suggested that we <u>return to the Hub and explore our identified pockets of land</u>.</p> <p>Robert suggested that we explore the WC self-build register; also the possibility of working in partnership with WC – there is a need to open a channel with an executive Councillor in charge of this area, who can act as our sponsor or make decisions that are favourable to us. <u>Brian will do the groundwork</u> with the political head of planning, while we initiate the site surveys / pre-apps so that execs are pre-prepared. We must <u>check with Seend</u> about their pre-app procedure; also Marshfield (but Green Belt / South Gloucestershire); also check with National CLT.</p>	<p>JM</p> <p>BB</p> <p>JM</p>
8	<p>Any other business</p> <p>(i) Anne will remove the HNS from the website.</p> <p>(ii) It was confirmed that Paul Blythe wishes to join us in the New Year as a Board Member.</p> <p>(iii) Clive reported that, during the 'PassivHaus open day' at his house, he met an engineer who runs a firm producing building panels to PassivHaus standards that can be used to erect a waterproof shell in two days.</p>	
9	<p>Date of next meeting</p> <p>Tuesday 23rd January 2024: 7:30 p.m. at Clive's</p> <p>The meeting closed at 9:00 p.m.</p>	