

**Minutes of the meeting of the Colerne CLT Board of Trustees on Tuesday 21st May 2024**

**Present:** Paddy Harmon – Interim Chair (PH); Jane Mellett – Secretary (JM); Clive Spencer (CS); Peter Mellett (PM); Anne Nicholas (AN); Hilary Holman (HH).

1	<b>Apologies</b> Ally Minch; Brian Burchfield.	<b>Action</b>
2	<b>Minutes of the previous meeting held 12th March 2024 – for amendments and approval</b> No amendments; unanimously accepted by the meeting as a true record.	
3	<b>Matters arising from the minutes of the previous meeting</b> Jane advised the meeting that the latest advert in the Parish Magazine alerted interested people to the need to submit their names to the Housing Register.	
4	<b>Financial Statement</b> Hilary noted that total funds in the bank on 26th April = £121. She will approach Ray Barker to approve the annual accounts	
5	<b>Draft confidential proposal paper for presentation to the Parish Council, asking for their support – for comments and amendments.</b> Jane emphasised that a clear choice has emerged as the result of applying a standard analysis to each of the seven starters. This option requires the lowest capital outlay and offers distinct community benefit. After discussion, it was agreed to recast the existing text as an executive summary with all other material as supporting appendices. The summary should start with housing need, the NP call for sites revealing an almost total lack of sites for traditional development, and the role of CLTs in providing affordable housing through access to Rural Exception Sites; it should also cite relevant sections from the latest NPPF and Wiltshire Plan. The meeting identified a preferred 'traditional farmhouse with outbuildings' style (as the Marshfield CLT development) with some single storey accommodation to meet the needs of the elderly. Jane will liaise with the PC Chair for a special (closed) meeting where approval by the PC will be sought before approaching WC Planning. Steps will be taken to ensure that confidentiality is strictly maintained.	PM/JM  JM
6	<b>Any other business</b> Clive has visited the Swindon Westmill Solar energy farm, which includes 2,000 PV panels (commissioned 2012) and five wind turbines (commissioned 2008 after overcoming significant official disapproval and inertia). The area under the panels is maintained as a nature reserve including hares and wild flowers. The associated community benefit fund (based on co-operative values and principles) involves 2500 shareholders and generates a 10% return on investment. Full details are at <a href="https://www.westmillwind.coop/">https://www.westmillwind.coop/</a>	
8	<b>Close – date of next meeting</b> The meeting closed at 8:45 p.m. The next meeting will be held on Wednesday 3rd July at 7:30 p.m. venue TBA.	