

Minutes of the meeting of the Colerne CLT Board of Trustees on Wednesday 4th September 2024

Present:: Jane Mellett – Secretary (JM); Hilary Holman – Treasurer (HH); Peter Mellett (PM); Anne Nicholas (AN); Ally Minch (AM); Clive Spencer (CS).

1	Apologies Brian Burchfield; Paddy Harmon.	Action
2	Minutes of the previous meeting held 3rd July 2024 – for amendments and approval No amendments were raised; unanimously accepted by the meeting as a true record.	
3	Matters arising not already on the agenda There were no matters arising from these minutes.	
4	Finance Hilary reported that total funds now stand at £321.82. There is a commitment to pay in advance for one year's advertising in the Parish Magazine (£179 for 12 monthly quarter-page adverts).	
5	Trustee membership – ideas / names to approach Jane has two possible Trustee recruits in mind but is still looking for an opportune moment to approach them. Trustees should also be on the lookout for a future 'finance officer' with adequate knowledge and experience to oversee the increased funding flows that will accompany the final project.	
6	Feed back on events relating to the Pre-planning process to date Jane reported on her presentation with Clive to the Parish Council (in closed session) about the chosen site. She distributed copies of the Executive Summary together with spiral bound colour 'brochures' detailing the Neighbourhood Plan style of selection process carried out by the CLT. The PC response centred on its current and drawn-out negotiations with some landowners concerning community facilities sites. It was felt that the CLT 'going public' with the identity of the site would compromise these negotiations and with other local landowners looking for housing development opportunities and/or 'hope value premium' sales of their land. The PC resolved not to support the CLT proposal until the WC Local Plan update is published and there is greater clarity about the sale of the Camp.	
7	Feedback re Rural Housing Hub and White Horse HA Subsequent to the PC meeting, Jane contacted Trevor Cherriot, Wiltshire CLT and now in the Rural Housing Hub dispensing DEFRA rural housing funds. His advice was to proceed to the pre-app stage and submit to WC. However, the fee is likely to be either £1,200 for a development of under ten units or £2,800 for a development of 10-20 units. There was a recent meeting between housing associations and the chair of Wilts Council that agreed to give HAs priority in planning processes. We shall be meeting with White Horse HA before the AGM so can discover if an application by a HA would also be cheaper.	

8	<p>AGM – arrangements and advertising</p> <p>Jane noted that we cannot fully excite public enthusiasm before or during the AGM because we cannot name the site and outline our plans for it, even though we shall announce that we have a site and are ready to proceed to the next steps with a Housing Association, National CLT etc. Ally observed that saying we have a site and not naming it goes against notions of transparency and fair dealings with the membership.</p> <p>Following discussion, it was agreed to draft a position statement to be read out at the AGM immediately following Jane's review of the past year's activity by the CLT. The position with respect to the PC and local landowners needs to be out in the open. Pete to draft and circulate for comment.</p> <p>Hilary's finance report to include mention of the funding streams to be expected when the CLT project rolls out; possibly refer to past schemes.</p> <p>Preparations for the AGM include:</p> <ul style="list-style-type: none"> • Jane will meet with White Horse to explore how fast we can proceed. • Steve Vaux is booked to present the Seend story, including national and local politics (check his A/V needs). • Jane will canvass PC members to attend to see the Seend project. • Jane will send Anne a letter to be sent to members about attending the AGM and recruiting new Trustees. • Tea and coffee available (free) – not wine. • Raffle – need prizes. • Jane to book the Village Hall; including screen and flip-chart / pens. • Jane to draft Annual report from the Trustees. • Make a postbox available for anonymous comments / questions for us to reflect on later. • Anne to organise Facebook advertising. • Clive will use our coloured logo and the Parish Mag advert to make an A4 poster for distribution around the parish. Get printed (Corsham) and display around the Parish. 	<p>PM</p> <p>JM</p> <p>JM</p> <p>JM</p> <p>JM</p> <p>AN</p> <p>CS/JM</p>
9	<p>NCLT call to lobby our MP</p> <p>The NCLT lobby response has been sent out by Jane.</p> <p>N.B. Jane will respond to the NPPF consultation; she circulated copies to the meeting of specific proposals that give up-to-date context for CLT activity.</p>	
10	<p>Close – date of next meeting</p> <p>No AOB points were raised.</p> <p>The meeting closed at 9:20 p.m.</p> <p>The next meeting will be held on Wednesday 9th October 2024, 7:30 p.m. at 16 Tutton Hill – to review the AGM and plan the coming year's work.</p>	