

**Minutes of the meeting of the Colerne CLT Board of Trustees
Wednesday 23rd October 2024**

Present: Jane Mellett – Secretary (JM); Hilary Holman – Treasurer (HH); Peter Mellett (PM); Ally Minch (AM); Clive Spencer (CS); Brian Burchfield (BB); Paddy Harmen (PH).

1	Apologies	Action
	Anne Nicholas	
2	<p>Minutes of the the AGM of 24th September 2024 for amendment and approval</p> <p>(i) Hilary suggested that Item 7 should not describe in detail the presentation given by Steve Vaux; the minute should simply state that his presentation was made to the AGM, with the current text extracted as a separate document to be available elsewhere. Agreed by the meeting. Pete to amend.</p> <p>(ii) Hilary observed that only a few pounds were made by selling raffle tickets but that a notional loss was made when considering the cost of the prizes donated. It was agreed not to offer a raffle at future AGMs unless a significant number of attendees is expected. Agreed by the meeting.</p> <p>(iii) Jane reported that a donation of £150 was received from the same CLT member who donated £100 at the 2023 AGM – she has written a letter of thanks on behalf of the Trustees.</p> <p>Minutes of the previous Trustees' meeting held 4th September 2024 for amendment and approval</p> <p>The meeting unanimously accepted the minutes as a true record.</p> <p>Matters arising for previous Trustees' meeting not already on the agenda</p> <p>There were no matters arising from these minutes.</p>	PM
3	<p>Finances and fundraising</p> <p>Hilary reported that current CLT funds stand at £401.75 – a relatively healthy amount commensurate with our current level of activity. The meeting agreed that plans for fundraising should be discussed after the public announcement that we have a site and a project to work on. A general discussion followed about the merits and demerits of share issues and loans to fund a CLT project.</p>	
4	<p>Discussion on the outcome of the Housing Association meeting – and way forward with respect to that.</p> <p>Jane and Pete visited the offices of the White Horse (WH) housing association on 23rd September and met with Steve Warren, the Chief Executive. Points covered include:</p> <p>a) WH has ready-made architectural plans for their PassivHaus project, which might be adapted (using the same firm of architects) for the Colerne project, thus saving costs.</p> <p>b) All local housing associations have met with Steve Vaux and Trevor Cherriot, who have developed in association with WC a fee-free 'pre-app pre-app' (PAPA) for planners to indicate in principle whether a CLT project might 'have wings' or be a 'dead duck' from the start.</p>	

	<p>c) A named planner is available as a contact point for the PAPA exercise (via a two-page form).</p>	
5	<p>Impact of Local Plan Review responses and NPPF review – whether to wait [to announce that we have a project] for outcome re latter or not.</p> <p>Jane reported that her researches reveal:</p> <ul style="list-style-type: none"> a) The Barracks site is not included in the WC Plan update. b) Extra support is expected from Central Government / WC for CLTs to promote community ownership of land. c) The updated NPPF will be published at the end of this year. d) A positive response to our PAPA will raise the question do we have to continue protecting the PC in its dealings with Gifford etc.? We agreed at a previous CLT Trustees' meeting to wait for the NPPF publication but to give the PC notification before making a public announcement. 	
6	<p>Membership matters</p> <p>It was agreed that we are unlikely to increase active participation by CLT members or recruit further members until we can offer a live project to stimulate interest.</p>	
7	<p>Any other business</p> <p>Clive raised the possibility of founding a common for the village as a separate facility to Frank's Wood. The meeting agreed that this topic warrants further research and discussion. [N.B. there is useful information at https://www.ashfords.co.uk/insights/articles/the-significance-of-common-land-and-town-and-village-greens].</p>	
	<p>Close – date of next meeting</p> <p>The meeting closed at 8:45 p.m.</p> <p>The next meeting will be held at a date to be agreed following the result of our PAPA.</p>	