

Minutes of the meeting of the Colerne CLT Board of Trustees Wednesday 12th March 2025		
1	Present Paddy Harmen (PH) – Chair; Jane Mellett – Secretary (JM); Hilary Holman – Treasurer (HH); Peter Mellett (PM); Clive Spencer (CS); Anne Nicholas. Apologies Ally Minch; Brian Burchfield.	Action
2	Minutes of the meeting of 23rd October 2024 No matters arising; unanimously accepted as a true record of the meeting.	
3	Finance Hilary reported that current CLT funds stand at £336.35; a payment of £200 will soon have to be made for our affiliation to the CLT National Network. 2025 is currently the final year for the £200 p.a. support by the Parish Council; Jane will nudge the PC to continue this support, especially important at this stage of our development.	JM
4	Secretary's report Jane reported that little happened since the previous Board meeting in October until the last month, when we received a response to our 'preliminary pre-app' from Wiltshire Council (which prompted the calling of this meeting). This assessment was set up by Steve Vaux and Trevor Cherriot for us and three other CLTs. Funding for CLTs has been raised with our MP (Brian Matthew) who pushed for a decision. Wiltshire CLT will pay fees for a pre-app (around £3000) but we now need to go for a full planning application.	
5	Response from Wilts Planning officer re pre-app. advice for our preferred site The response from Adam Madge (the responsible officer) is now the basis for us to move on. The WC response is positive and we should be encouraged by it; none of the concerns expressed in it is insurmountable and we should be able to meet them given further thought and planning.	
6	Next steps to take Jane has been keeping the owner up-to-date and has also sent them a copy of our 'brochure'. It was agreed that we need to have a meeting with the owner soon. Jane will check with Steve Vaux (Seend) about the financial planning and forms of words (w.r.t. cross-subsidy) necessary for the division and development of the site between owner and CLT. We need a new Housing Needs Survey, which will require the involvement of the PC. A constant focus must be maintained on affordable construction (to Passivhaus standards) of affordable rental dwellings. We must seek professional advice about taxation for when we start the project. We also need to contact an architect to prepare rough plans / elevations and a 'watercolour impression' of the completed project.	JM JM
7	Any other business <ol style="list-style-type: none"> Anne advised that the only date available to hold the AGM in the Village Hall is 25th September. After discussion, it was decided that a smaller venue would better suit the small turnout expected; Jane to investigate the PC rooms. Jane will organise a visit to the Marshfield CLT site. 	JM JM
8	Close – date of next meeting The meeting closed at 9:25 p.m. The next meeting will be held at point of need, but certainly by the end of May.	