



Stow-on-the-Wold Community Land Trust

INFORMAL BOARD MEETING MINUTES

VENUE: Stow Social Club, Well Lane, Stow on the Wold GL54 1BD
DATE: Thursday 9 January 2020
Meeting opened at 17.40

1. Apologies: Gavin Ridding
Present: Peter Minty (PM) Chairman, Moyra McGhie (MM) Acting Chairman, Maggie Deacon (MD), Mike Moseley (MiM), Nick Carr (NC), Ben Eddolls (BE), Nigel Surman (NS), David Germaney (DG), Steve Jones (SJ) (arrived 17.55).
2. Minutes of Informal Board Meeting of 12 December 2019 approved unanimously (Proposed Peter Minty, Seconded Moyra McGhie), signed by Peter Minty.
3. Matters arising from Informal Board Meeting of 12 December 2019:
It was agreed that these would be dealt with under the related agenda item
4. Updates: -
 - A Moyra McGhie
 - a) No meetings recently with members of either Cotswold DC or Stow TC. MM is seeking a meeting with Lois Taylor of CDC next week. **Action MM to have meeting**
 - b) MM has had meetings with people from Mangersbury; these are individuals separate from Mangersbury PC and in co-operation with SCLT are willing to look at farmland for 'Exception' sites, and, in co-operation with SCLT, have completed the second draft of a 'Pitch' document.
 - c) The finalised 'Pitch' will be submitted to local land owners, who may have available land and/or redundant farm buildings, and businesses such as care homes. The 2nd draft has been circulated to Board Members for their attention.
 - d) Cotswold District Council still has monies in its Community Housing Fund, which is due to expire at the end of the current financial year but is reluctant to spend it until applicants have exhausted all other sources. CDC will also give free pre-application advice to the CLT.
 - e) MM has identified Steve Watson of Middlemarch as a useful contact with experience in CLT's and HA's, particularly Aster. MM sought and received Board approval to source funding to appoint a Technical Services provider, such as Middlemarch or A.N. Other, as a consultant to the Board
 - f) NC queried the need for using someone such as Steve Watson and MM explained that if we do acquire a site we will need to move fast. Someone like him would be able to advise on funding and various Technical Services. NC felt that we are floundering and that a flow chart would be useful to show what strands relating to development are needed and how far progress has so far been made. **Action NC will prepare flow chart with assistance from MM if required.**
 - g) MM has had no further meetings with any HA's because of Christmas intervening since last meeting.

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- h) CDC allocations policy priorities Stow residents/those with local connections, followed by adjoining parishes such as Mangersbury or Broadwell, then other who qualify under Homeseekers. SJ felt that the Homeseekers Policy may frustrate our aims but PM said that adopting certain other criteria, with agreement from all parties, could enable us to proceed as we wish.
- i) MD said that our policy appeared to exclude the homeless even though they have a strong Stow connection; MM said this was not the case.
- j) As regards the "Douglas" site, BE is optimistic of proceeding, despite all the delays, BE assured the Board that he will continue to seek a meeting with the owner. The owner still hopes to develop some the remaining land in her ownership but BE needs to convince her that development will not be permitted without the support of Stow TC.
- k) PM said that he was concerned that Richborough Estates may have an option on some land on the edge of Mangersbury. MM stated she understood Richborough had withdrawn their application.
- l) NC and NS have some 60 sites in and around Stow that may have potential for our purposes; they will refine this and report to the Board at the next meeting. **Action NS and NC to report on the 10 or so most feasible sites. MD to send a CDC link to NS & NC.**

B Mike Moseley (Treasurer)

Payments received - none

Current cash in hand £2,226

Cheque issued this evening for £50 to Stow Social Club for use of room over last year.

MiM pointed out that Stow TC has issued a grant of £500 but advised that the Council will need to know how money has been spent otherwise the money may be reclaimed. PM said that he had written to Council explaining what it will be used for i.e. next year's subscription to the NCLT which will fall due on 1 April.

MiM then left as he had a Council Meeting to attend

C David Germaney (Secretary)

Thanked SJ for forwarding some draft Heads of Terms which had been circulated. DG said he had minor queries about the wording but the committee felt that these could be sorted out as and when tentative agreement has been reached with any landowner. DG also sought clarification as to whether the Douglas site would be accessed from Oddington Road or Mangersbury Road – it will be the latter.

D Maggie Deacon

MD has an important meeting with CDC on 13 January regarding the Neighbourhood Plan. And that the leader of CD is coming up to Stow at the end of the month to meet the Council and to see the unique problems suffered by Stow as a result of the new developments by McCarthy & Stone and Brio.

There will also be competition in Stow Times in February asking the residents :-

- a) what views they like best of Stow and why?
- b) what style of buildings do they like and why?

- 5. AOB SJ enquired whether any contact had been made with the Guinness Trust. MM advised SJ that she had emailed him suggesting he proceed with his idea, though SJ said he had not received her email.
- 6. Date of next meeting. The next Informal Board Meeting will be held on 12 February 2020 at 6 pm at DG's house, The Fold, Sheep Street.
- 7. Meeting closed at 18.40.

Signed  (Chairman) 12 Feb. 20

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