

Tattenhall & District Community Land Trust (TCLT)

**Minutes from the Special Board Meeting**

Monday 26<sup>th</sup> September 2016 at Barbour Institute

**1. Welcome and introductions**

Members of the TDCLT steering group introduced themselves stating whether they were a TCLT member or a Parish councillor.

**2. Election of chairman for the evening**

It was proposed that Graham Spencer would be chairman for this evening's meeting.

**3. Apologies for absence**

All steering group were present. Apologies received from members have been recorded on the signing in sheet.

**4. Update – the story so far**

Graham explained to the members what has been happening over the past year, where we are at the present time with regards to the land/garages and our proposal to build single occupancy accommodation for the benefit of the community.

He explained that tonight we were looking for support from members, and that there were a number of decisions to make.

**5. Questions**

**Q.** Michael Turley asked what affect/impact these plans would have on other members of the community – particularly close neighbours.

**A.** it was explained that all plans have an impact, as will this one.

The planning department will deal with all issues that Mr Turley has made. It will all go through the proper planning process.

**Q.** Vivien Forshaw asked whether it was just housing that TDCLT are interested in or could it be for other things e.g. a swimming pool.

**A.** It is for anything that will benefit the community – 'community assets'.

**Q.** Tony Leigh-Smith questioned the status of TDCLT.

**A.** It was explained that we will become a Community Benefit Society which will be discussed further this evening.

**Q.** Craig Cawthorne – what will be our beneficial area?

**A.** The Parish of Tattenhall and District. This will enable us to work with other Parishes if it proves beneficial.

**Q.** One of the members queried the parking problems in Harding Avenue and how the land (in question) is currently used as extra parking.

**A.** This will be dealt with as part of the planning application as the land is currently owned by Sanctuary housing.

**6. Formally agree to register TDCLT as a Community Benefit Society (CBS) and submit application form.**

Graham Spencer asked for permission from members to go ahead and apply to the CBS.

This is part of the financial conduct authority. It will provide us with legal entity, will entitle us to open a bank account and will open more doors for us as members of that authority.

**Q.** Stephen Trumper asked what other suitable vehicles we had discussed so far and why has this (CBS) been chosen.

**A.** This has been chosen because it is the Community that benefits – not the members.

The vote was put to the members. For the motion 35. Against the motion Nil 1 abstention. The Board will now submit the forms to the Financial Conduct Authority ( F C A ).

**7. Election of board members**

Graham explained that we had hoped for more applications to become board members and a vote was expected to take place this evening however only 5 applications had been received so a vote was unnecessary.

The proposed board members are Graham Spencer, Sheila Chapman, Ken Black, Lesley Grainger and Carol Weaver.

It was explained that anyone can write to the board and apply to become a board member.

**Q.** David Tanswell questioned whether he could apply to become a board member as he lives in Burwardsley.

**A.** this will be looked into further.

**8. Members to agree TDCLT Logo**

John Mogg ( Option A ) and Peter Weston ( Option B ) presented the logos and their reasoning behind the two proposed designs.

Option A received 6 votes. Options B received 26 votes. There were 3 abstentions. Option B is therefore to be our logo.

**9. Members to agree TDCLT membership policy**

It was explained that this policy has been taken from the model of the National Body of CLT.

It has been called Tattenhall and District Community Land Trust Policy and includes Newton and Gatesheath.

The membership policy was read out to the members for those who had not seen it.

It was asked if the members were happy to support this policy.

Iain Keeping questioned paragraph one of the policy – land adjoining Tattenhall? The ‘defined area’ was questioned.

It was suggested that the policy was very vague.

What are the working criteria? (People who work in the village for more than 18 hours) - Could this include volunteer workers for example?

There followed a discussion about the defined area:-

Shaun Palmer suggested Tattenhall and a 3 mile radius however this would affect the boundary lines.

Mike Jones suggested ‘Tattenhall and District Parishes’. (**A** for voting purposes)

Pat Black questioned why it was not just Tattenhall Parish?

It was suggested that it should be known as Tattenhall & District Parish plus adjoining parishes. (**B** for voting purposes)

Ken Black suggested that we needed to look at a plan of the area showing attached parish boundaries.

The defined area was put to a vote. Suggestion **A** had 29 votes. Suggestion **B** had 6 votes. Abstentions 1 vote.

The membership policy has now changed. Graham Spencer read out the new wording.

There continued to be questions about people who work in the village, those that have left the village etc.

Lesley Grainger suggested that the whole policy needs to be looked at further and that the board would make that a priority, come up with options to consider and circulate for a members vote.

Graham thanked the members for their attendance and closed the meeting.

## **10. Announce election results of TDCLT Board Members.**

See Point 7