

Tattenhall & District Community Land Trust

Minutes of Board Meeting on Wednesday 26th September 2018 held @ Carriages

Attendees: Lesley Grainger (Chair) Graham Spencer (Vice Chair), Carol Weaver, Sheila Chapman, David Tanswell, **by invitation:** Mike Jones CWaC Councillor & John Heselwood Cheshire Community Action (CCA)

1. **Apologies:** David Tanswell, John Heselwood Cheshire Community Action (CCA)
2. **Minutes of Board Meeting 30th August** were approved, to be published on Parish Council website.
3. **NWD Architects:** David Tilley had continued discussions with Nick Smith of CWaC Planning Department. Feedback is CWaC feel we are setting a precedent with building on derelict garage sites. Board felt that we weren't, Saughall, Blacon & St Andrews Road, Ellesmere Port, were suggested as garage sites previously built upon. CW would undertake research on this and report back. We feel we should now submit a full planning application, in line with the changes already incorporated by NWD. The proposed 'building line' is still an unresolved issue. If necessary, our local Councillor will 'call in' and we will then be allowed to speak at Planning Board, LG as our Chairman, a Parish Councillor (3 minutes speaking time both) and our Ward Councillor (5 minutes speaking time). Planning Board will then deliberate and make their decision. They will also make a site visit, either the day before or on the day of the Planning Board. Unfortunately, we will not know when and cannot engage with them when they do. However, we feel we can canvass them beforehand. We also need to ensure that any presentations made should all relate to different aspects of the scheme. If the Planning Board still goes against us, we will appeal to the Planning Inspectorate, which is free. We need to give David Tilley clear instructions, cross checking his final proposals, before we give final go-ahead to submit to CWaC. One of spec amendments we feel should be changed: the need for a bath & shower, a shower is sufficient, for the young people our scheme is aimed towards.
4. **Sanctuary Housing:** No further information. Llyr Williams has come back to LG. He feels that Sanctuary fees and Swayne Johnson's, should be similar. Sanctuary have been unclear on disbursements, we feel they should be able to give viable amounts.
5. **CCA:** JH was unable to attend tonight. LG confirmed she had booked 4 places. Proposed attendees as previously indicated, LG, CW, SC & DT. LG gave out 'joining instructions'. DT not in attendance tonight. LG will ensure he receives them but feel he will be in Manchester anyway and will not accompany LG, CW & SC on the train to Manchester. LG will ascertain train times and tickets purchase.
6. **AOB:** LG had provided Clerk of the PC with our Risk Register and whom we had 3 quotes for architects fees to enable her to pay the last NWD bill. We believe bill has now been paid by the PC. Financial S/Sheet need to be an Agenda item for the next meeting. GS had provided figures to Andy Morris to enable him to submit the return to the FCA. Meeting with Rachel Rens had been cancelled. LG collected further dates for a meeting, bearing in mind she only works Tues/Wed/Thursday.
7. **Date of next meeting:** Tuesday 23rd October @ 7.30pm, venue PC office above the Library as Carriages is not open on a Tuesday. Indian afterwards?

Action List:

Train times & tickets to Manchester x 3 & attendance @ CLH Conference 9th October **LG**

Research use of 'garage sites' for housing, built, or planning permission gained, Attendance @ CLH Conference 9th October **CW**

Continue with Awards for All application & Attendance @ CLH Conference – 9th October **SC**

Attendance @ C L H Conference - 9th October **DT**

Application to Cheshire Community Foundation **MJ**

Call @ Library for post from Santander **Anyone**