



Seend Community Land & Asset Trust

MINUTES OF THE 14th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 10th DECEMBER 2019 AT 7:30 PM IN THE IRENE USHER MEMORIAL PAVILION, RUSTY LANE, SEEND

Present: George Clarke (GC), Chairman and Director CIC, Steven Vaux (SV), Secretary and Director CIC, Kath Steggall (KS), Director CIC, Dr Nigel Knott (NK), Director CIC, John Williams (JW), Seend Parish Council, Georgina A'Bear (GA) Chair Seend Neighbourhood Plan Steering Group, Rebecca Lockwood Norris (RLN), Wiltshire Council Principal Development Officer Community Housing Fund, Belinda Eastland (BE), White Horse Housing Association, Peter Kent (PK), PKA Architects, 45 CLT members and parishioners.

ITEM 1. **Apologies** – were received from and 10 CLT members.

ITEM 2. **Declarations of Board Member's interests** – The Chairman asked each board member to make a specific declaration as to whether they had any interest in the matters to be discussed, they and the Chairman declared that they did not have any such interest.

ITEM 3. **Minutes of the last meeting** – The minutes had been circulated before the meeting and were accepted as a record of the proceedings. Minutes are available on the CLT web site, www.seendclt.org.

ITEM 4. **Matters arising from the last minutes** –

4.1 **Movement of the Seend Cleeve northern 30 mph speed limit** – the Chair provided an update on the negotiation of the movement of the 30 mph speed limit and he read from a Seend Parish Council email on the subject of their dealings with the Community Area Traffic Group (CATG). The need to move the speed limit was recognised and was being dealt with. Costs and funding had been determined. The speed limit move was likely to be swept up in a programme of works being negotiated with Seend PC and CATG.

4.2 **Recap on the objectives of the CLT** – the Chair said that it was apparent that a number of people attending the last meeting had only lately developed an interest in the CLT and the community led housing project. For the benefit of those who did not have the full picture of the CLT background the Chair said he had asked SV to prepare a short introduction on why the CLT had been set up, why it mattered as a community forum on parish development issues and what the aims of the CLT were. SV then provided that information in a short presentation followed by lively Q & A.

4.3 **Affordable housing: What does it mean and what can be expected?** – continuing on the same theme of providing information for parishioners who had recently shown an interest in CLT activity, the Chair had

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asked Belinda Eastland, Operations Manager at White Horse Housing Association (WHHA) to recap on the role of WHHA as the CLT's selected Registered Housing Provider and to provide information on how the proposed housing would be allocated, let and operated. BE's comprehensive presentation covered every aspect of the tenancy operation and the requirements for registration of housing need. BE kindly consented to the later inclusion of her presentation on the CLT's web site.

4.4 WHHA Park Farm site development revised home elevations - the Chair said that the CLT was very grateful for the excellent positive feedback received to date, as he had reported on at the last meeting. He said that, feedback responses had been sent on to the architects and as promised at the 12th November meeting, Peter Kent had joined us to show how those feedback responses had influenced design changes in the elevations. PK had provided sample elevation images for screen projection and he used those to explain the changes. PK said that he sought elevation preferences which could be indicated by red and green dot stickers on the paper plan display boards he had arranged at the side of the room. PK had also provided samples of the actual materials so that people might have a better understanding of the overall look of the completed design. He urged the people present to look at the materials first, before making a decision on which elevation treatment they preferred and then place the dots as requested in accordance with their preferences.

5.0 AOB

PK was asked why the structurally insulated panel system (SIPS) had apparently been rejected. PK said that development design data had been run through the Passivhaus certification system and it was felt from the results that the PH15 system would provide better insulation values, particularly where homes deviate slightly from the south-facing orientation, as with the 2 three-bedroomed homes in the centre of the development. PK went on to provide a brief description of the differences, panel thickness, U values and corners etc, between SIPS and PH15. PK also covered small points that had been raised around the design of flat roofed porches.

The Chair reminded people that they could still provide feedback through the web site form, or through the paper forms provided at the side of the room. The people present then moved to deciding on the elevations and also having side discussions with presenting team members.

The meeting finally concluded just after 9:00pm.

The date of the next drop-in meeting is SATURDAY 11TH JANUARY 2020 starting at 11:00 am until 1:00pm. Light refreshments will be provided.

This Saturday public consultation session has been organised so that people who found the Tuesday meetings inconvenient have a chance to view the designs before submission of the planning application.