

Helsington CLT and Parish Council Meeting Notes

Tuesday 30th January, 5pm, Crosthwaite School

In attendance:

Chris Hutton (SLDC) (Minutes)	Mike Whelan (HCLT)
Shelley Savasi (HPC)	Jim Bland (CCC)
Marion Cheesbrough (HPC)	Cllr John Holmes
Beryl Mansbridge (HPC)	Cllr Jonathan Brook
Matthew Jessop (HCLT)	Susan Steer (HCLT)
Andy Lloyd (HCLT)	

Introductions and purpose of meeting:

All attendees introduced themselves and their role within the scheme. CH advised the purpose of the meeting was to bring together both CLT and PC to discuss the proposed development following a lack of communication and dialogue between groups. This was also an opportunity for both groups to provide updates and ask questions.

Communication between parties:

CH acknowledged that there had been a lack of communication and there was a sense of mistrust and speculation which had hindered progress. SS raised that there had been a lack of reports to the parish council. MJ acknowledged that there had been a lack of communication, but the CLT were now planning a number of tasks to alleviate this issue. MJ spoke about the proposed leaflet drop to Helsington parish, as well as the launch of the new HCLT website. He acknowledged that the previous website contained old information. It was agreed that MJ to provide a basic overview of setup of HCLT including list of current directors.

Action: MJ to provide information relating to current setup of HCLT, as well as list of members. To provide details of new HCLT website.

A discussion took place around being able to use the parish council email database to distribute information about the HCLT and their plans. MJ requested that parish council clerk contacts him prior to each parish council meeting to advise of date so updates can be provided.

Current status of scheme and planning application:

A discussion took place around the current status of the scheme. MJ advised that the proposed plans hadn't changed, although there had been speculative discussions with a local housing association to act as a development agent. Their role would be to build out and manage the scheme going forward, utilising the allocations policy which is devised by

the HCLT and approved by SLDC. AL pointed out the various benefits of this type of delivery including expertise in housing development, management of repairs and maintenance, etc. There are many examples of this method of community-led development which has worked well.

Action: MJ to share the HCLT allocations policy with parish council

In regards to suitability of the site, AL and MJ advised that the housing association will do their due diligence with their respective professionals (QS and architect) to assess the viability of the scheme. Previous site surveys have been undertaken by professionals, via the CLT, to determine any issues. This was prior to potential housing association involvement.

Action: MJ to share previous site survey document

Drainage:

One of the main issues identified with the scheme was the proposed drainage plan. This was for both foul and surface water. MJ shared with the group that a new drainage plan has been devised, however stressed that this was only currently in the form of an engineers drawing and an agreement from a landowner to allow use of a field to facilitate this. MJ also advised that County Council were keen to adopt the scheme as it would help alleviate surface water issues within the village. Members acknowledged the early stage that this was at, but were hopeful for a positive outcome as drainage was a concern for local residents.

Action: MJ to share proposed drainage drawing with parish council.

Questions and queries:

SS enquired about the future plans of the CLT following the Brigsteer site. MJ advised that this current scheme was the focus of the CLT although there was a desire to develop further schemes following this one. MJ explained that the CLT had also been in discussions with other parish councils re: the provision of affordable housing. This was at very early stages, and MJ reiterated that the Brigsteer site was their main priority at the moment. MJ also mentioned rebranding the HCLT to the Lyth Valley Land Trust which would cover areas outside of Helsington parish.

A discussion took place re: evidence of housing need. AL explained what had previously happened with housing needs surveys for the local area, and the potential for a new survey to bring everything up to date. This will need to be discussed by SLDC, housing association and LDNPA.

Action: CH to discuss provision of housing needs survey with authorities

Future actions, meetings and support:

The group went over the actions agreed throughout the meeting. It was agreed that these meeting notes should be sent to parish council prior to 7 February meeting, as an update on the progress of the development and MJ to provide details of issues raised above. A further meeting was agreed, however both groups agreed to postpone this until March once there was a further update in relation to housing association involvement or drainage.

A brief discussion took place on the Peat Houses site, and whether it was possible for this to be an alternative to the current site. This is parish council owned land and there was a suggestion that this site had covenants on it which restricted its use to "recreation and exercise". It was agreed that whilst this held potential, the focus should be kept on the current proposed site.

AOB:

None. The meeting closed at 6:30pm.