



Chilbolton Community Land Trust – December Board Meeting Minutes

Date: Tuesday 13th January 2026 Time: 7:00pm

Location: Maureen Treadwell's House **with** a Teams Meeting ID sent out to David Hall

Attendees:

Martin Gossling, Maureen Treadwell, Steve Picco, David Hall (Via Teams link), Tony Vincent and Andrew Bradley.

Absent: Sue Larcombe, Neil Connor.

Chair: Martin Gossling

1. **Welcome intro from the Chair, noting David attending on-line**
2. **Approval of last minutes from the December meeting noted.**
3. **Declarations of Interest**

All trustees to declare any **new potential conflicts of interest** such as membership of other committees.

David Hall stated that he is now Chair of the CPC and currently also Chair of the CDC

4. **Outline of the 75 Housing planning submission being discussed.**

A discussion was held around the current planning submission for 75 homes and the CPC response to this matter. DH gave a summary of the CPC response:

- The CPC response was very comprehensive, over 75 pages long and referred to all of the key supporting objections from the Parish, including the CCLT one. The submission was based on three parish meetings held prior to the submission.
- The key grounds for rejection were:
 - o Plans in direct conflict with the NP
 - o The Harm outweighs the benefits and does not meet the Parish needs
 - o Access
- HCC Highways, the Observatory, CPRE, Housing etc responses were all also noted.
- The Painters are still not ready to meet the community but a meeting is being sought by the CPC.
- TVBC are still due to respond to the Painters submission but timescales are still unknown other than expected to be during 2026. The CCLT ask for representation at this meeting.
- The CCLT Board thanked the CPC for its efforts in developing its extensive response to the planning submission.



5. Update from members of associated CDC and PC committees

Any new news of where the CDC is on the site evaluation process?

- MG Raised a question about the status of the other 3 plots. DH responded that meetings are taking place with the 3 other landowners but the CPC strategy is that **ONLY a maximum of the planned numbers of 20 homes would be sought across one or across a multiple number of site in TOTAL.**
- A question was raised on just what determines 'commercial viability' and this was discussed by the Board. MG to send to David details of a AI commercial costing tool.
- Another question was raised on just when should the CCLT attend a Painters meeting? The CCLT will tie up with the CPC and CDC on any Painters invitation to meet.
- The Church Commissioners plot called 'Gravel Hill' was discussed as DH had received a letter from English Rural.
- DH has now sought a meeting with English Rural and this has been set up for the 22nd January and MG will also attend.
- The Parish ND Plan is now quite old and needs to be refreshed by May 6th in order for it to be deemed 'recent'. MG to send over to the CDC a copy of the historical design folders to Martin Watson who is now heading up the refresh work on the plan.

6. Finance update from Maureen

- £250 has been secured via a grant and this was cleared for Andrew to spend on marketing such as on focus groups so that the CCLT can start to really drill down and understand just what the target users of anything the CCLT develops/builds really needs. This funding has come from a local council grant.
- Finance update was sent out prior to the Board meeting for review and now issues raised by the Board on its contents.

7. Marketing update from Andrew

- Next steps? CCLT now needs more specific details about our target 'customers'. So Andrew will now focus on:
 - o Targeting our stakeholders to understand their needs to and get more information for the CCLT to focus on.
 - o Organize a leaflet drop to drive awareness and to secure more stakeholders
 - o Develop more content on our Facebook and website.

8. Any Other Business (AOB)

- Open floor for any other urgent or additional matters.
Tony mentioned some environmental matters for consideration.



9. Schedule of Future Meetings

Agreed on 2nd Tuesday of each month at 7pm. Meeting locations at board member homes and/or village hall subject to funding.

The next meeting will be held at 7pm on the 10th Feb at Maureen's house

The Chair closed the meeting at 8:25 pm and thanked all of those who attend for their time and contribution and for Maureen for hosting the Board.

A handwritten signature in black ink that reads "Martin Gossling". The signature is written in a cursive style.

Martin Gossling

Chairman CCLT