



Chilbolton Community Land Trust – May Board Meeting Minutes

Date: Tuesday 12th May 2026 Time: 7:00pm

Location: Maureen Treadwell's House

Attendees:

Martin Gossling, Maureen Treadwell, , David Hall, and Andrew Bradley.

Absent: Tony Vincent (Resigned in advance), Neil Connor and Sue Larcombe absent without apologies.

Chair: Martin Gossling

1. **Welcome intro from the Chair stating that unless anyone objected, to make it easier on minute taking, the Chair was going to record the meeting, this was approved. The recording will be kept private and only used to confirm meeting minutes.**

The Chair then gave an update on the recent resignations.

Steve Pico resigned after the April meeting and Tony Vincent resigned just before this meeting. Steve's reasoning was he felt he could put his skill set into other community committees to better effect, which he is now doing.

Tony resigned was because he not only had personal reasons but also because he was very concerned about the direction of travel the CPC/CDC was going, in in term of what was being said about the intentions the Parish was having re the potential to have its own CLT (later determined to be a potential CIC) and the statements about taking over elements of the CCLT, therefore reducing the impact the CCLT could make. The Chair stated he would address these points later in the meeting but thanked both Steve and Tony for their contributions to the Board and the CCLT in general.

2. **Approval of the last minutes from the March meeting was noted (April meeting postponed due to being non quorate).**
3. **Declarations of Interest**
No new ones declared other than Neil now being Vice Chair of the CPC.
4. Updates from members of CDC and PC committees noting that the CCLT and CPC/CDC are moving into a phase of potential parallel, but different, conversions with the developers as the CCLT starts to move into funding discussions.



The Chair 1st stated that James Painter had been in touch and had spoken to the Chair his about thoughts on the CCLT working with the Painters and English Rural (ER), if the Painters were to receive planning permission. The Chair stated that based on ER discussions to date, that ER could be an ideal partner to deal with. **This view was fully supported by all present, subject to further due diligence of ER.** As such no further action is needed with the Painters at this time. The reasons for the due diligence on ER, would be mainly around sources of funding as learnt from the Botley CLT online comments and reviews.

Action: CCLT will carry out DD and funding discussions with ER but will avoid any site-specific details and associated discussions. Martin/Andy will step in to replace the work Tony was going to do with Maureen.

DH stated the remit of the CCLT is to build 10-12 social houses for rent on whatever plot of land is made available and this was agreed. David then introduced the concept of a Community Interest Company (CIC) that the CPC is thinking about, that could be used to run the commercial housing as the most likely plan from the CPC point of view which is based on the Botley model.

The Observatory has made some objections to the Painters submission but the specifics are still not 100% clear if those objections just apply to the Painters Drove Road submission as it is (ie could changes be made to accommodate the change requests) or to increasing use of mobile phones etc and therefore additional planning (other sites and in-fill) in general. Further clarification on the Observatory's rejections is therefore ideally sought, but this element of work really falls into the hands of the CDC but the CCLT requests an update.

Action: CPC/CDC to come back to the CCLT with further clarification on the Observatory's issues as and when better publicly known.

- a) Discussion on any updates re the Drove Road planning submission. 12th of May was the deadline for any final submission changes.
- b) Discussion on any updates re the Gravel Hill site. This is still an option if the planning permission for Drove Rd gets rejected and the rejection still remains unworkable.

These two items were covered in general as the Painters submission result has been delayed further still and no further update was presented, and the Gravel Hill site update was resolved as the CCLT will re-engage with ER in terms of general site development as already discussed.

5. Finance update from Maureen and preparation needed to submit annual return. Grant of £400 from the parish council has been approved but not yet paid.



Action. MT to prepare the annual accounts for the Chair to submit with the next 3-4 months to the Board for approval prior to formal submission.

6. Marketing update from Andrew.

Article in the Parish mag, posters up, nothing from the blog, Maureen did a lot of door-knocking. Enough names are now signed up for the focus group to start. Which will now be sometime in June.

7. Any Other Business (AOB)
 - Open floor for any other urgent or additional matters.None were raised.

8. **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 Chair closed the meeting at 8:30pm and **the next meeting will be held on the 9th of June.**

A handwritten signature in black ink that reads "Martin Gossling". The signature is written in a cursive style with a large initial 'M'.

Martin Gossling

Chairman CCLT