Chilbolton Community Land Trust – July Board Meeting Minutes

Date: Tuesday July 14th 2026 Time: 7:30pm

Location: Chilbolton village Hall

Attendees:

Martin Gossling, Maureen Treadwell (MT), Sue Larcombe (SL), Neil Connor (NC) and Andrew Bradley (AB) David Hall (DH) online

Apologies received: None, all present. 3 members present.

Chair: Martin Gossling

1. **Welcome intro from the Chair and to any members present.**
2. **Approval of last minutes of the June meeting to be noted along with consent for the meeting to be recorded as per the last meeting.**

3. **Declarations of Interest**

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

4. Planning engagements

a) Updates from members of CDC and PC committees

The meeting where the parish was engaged around planning on the two sites was covered by NC, the output was sent out previously.

MT raised the question about would TVBC look at more than one site for Chilbolton, answer was no.

An update to the local plan was mentioned as this was released today, and the 65 number cited for Chilbolton has been removed (subject to final sign-off). This could open the door for speculative development. DH mentioned this as a clarification.

b) Discussion on the draft CDC/CCLT engagement map V1.2 (or higher?) for final approval.

   All now agreed was version one with a slight tweak as agreed in the meeting. V1 to be presented on Thursday.

   V1 Approved.

c) TVBC engagement. Invite to meet re grant funding.

   Action: All 3 parties will now attend once an agenda is agreed so the appropriate attendees can be sorted.

   Action MT to arrange.

d) Recent email from James Painter.
This was discussed in detail and several issues were considered such as avoiding the risk that the land be transferred to the housing association rather than to the CCLT.
Action: MG to forward this the CPC for the comment and to agree on a considered response. MG to draft the initial response.

e) Discussions with English Rural. No new discussions. MG mentioned 'Kinetic' a housing company.

5. Finance update from Maureen
a) Balance on the account as of today is £ 526.94. Annual accounts
b) Has funding for meetings being held at the Village Hall been approved?
Action: MT to submit request based on suggested wording as agreed with DH.

c) 2026/27 Budget will be presented at the AGM. However, legal fees such as £1500 to £10,000 may be required. The limited budget was agreed and the additional exposure to legal fees was noted.

6. Marketing update from Andrew
a) Member engagement changes have been made as per the last meeting such as emailing to members minutes etc. Focus group also went really well with a good response. AB to circulate to the Board and present at the AGM. Mix of potential housing stock, joint ownership, rent levels and self builds etc was discussed as the focus group.
184 visits to the web site recently, some new members have joined. Current membership is 97. AB to remind Members to attend the AGM or to send in apologies.

7. Planning for AGM. Suggested topics being:
a) Review of potential presentation and flow/agenda to include:-
b) Work to date
c) Overview of CCLT/CPC/CDC engagement plan
d) Overview of any site information we can give out (invite a representative from CPC to present on site options?)
e) Overview/Approval of finances (if needed).
f) Budget for 2026/27
g) Recruitment of members and Trustees
h) Change to terms for discussion. This was discussed and agreed that this should be a discussion point at the AGM as it is quite restrictive even though laid out to try to ensure the CCLT remains independent of the CPC but there are limited residents willing to come forward as Trustees. Suggested wording agreed was: 'We currently have 3 councilors but it

has been suggested we extend this limit to any member of the public is a member of a committee.’ This will be proposed at the AGM.
Action the agenda was agreed and will be presented at the AGM. MG to work on draft and to circulate it around to embed other elements from other presenters and to gain feedback from the Board before the AGM.

8. Any Other Business (AOB)
a) Policies document containing core CCLT polices.
b) Open floor for any other urgent or additional matters.

9. **Schedule of Future Meetings**

Next meeting to be held on **Tuesday 8th September 7:30pm at the Village Hall** as the Board agreed to skip August this year to take a break.

General meetings to take place 2nd Tuesday of each month at 7:30pm. Meeting locations at board member homes and/or village hall subject to funding.

Martin Gossling

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Chairman CCLT